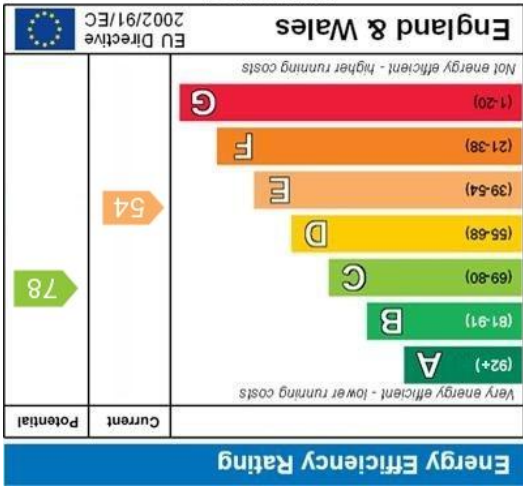
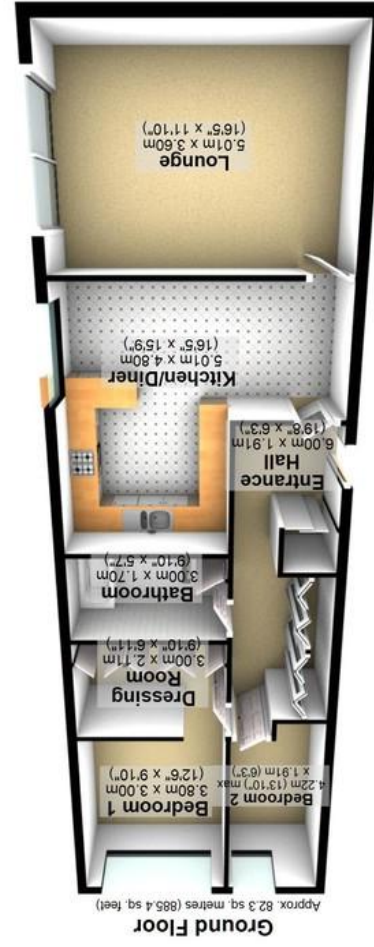


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Total area: approx. 82.3 sq. metres (885.4 sq. feet)
All measurements are approximate
Plan produced using PlanUp.

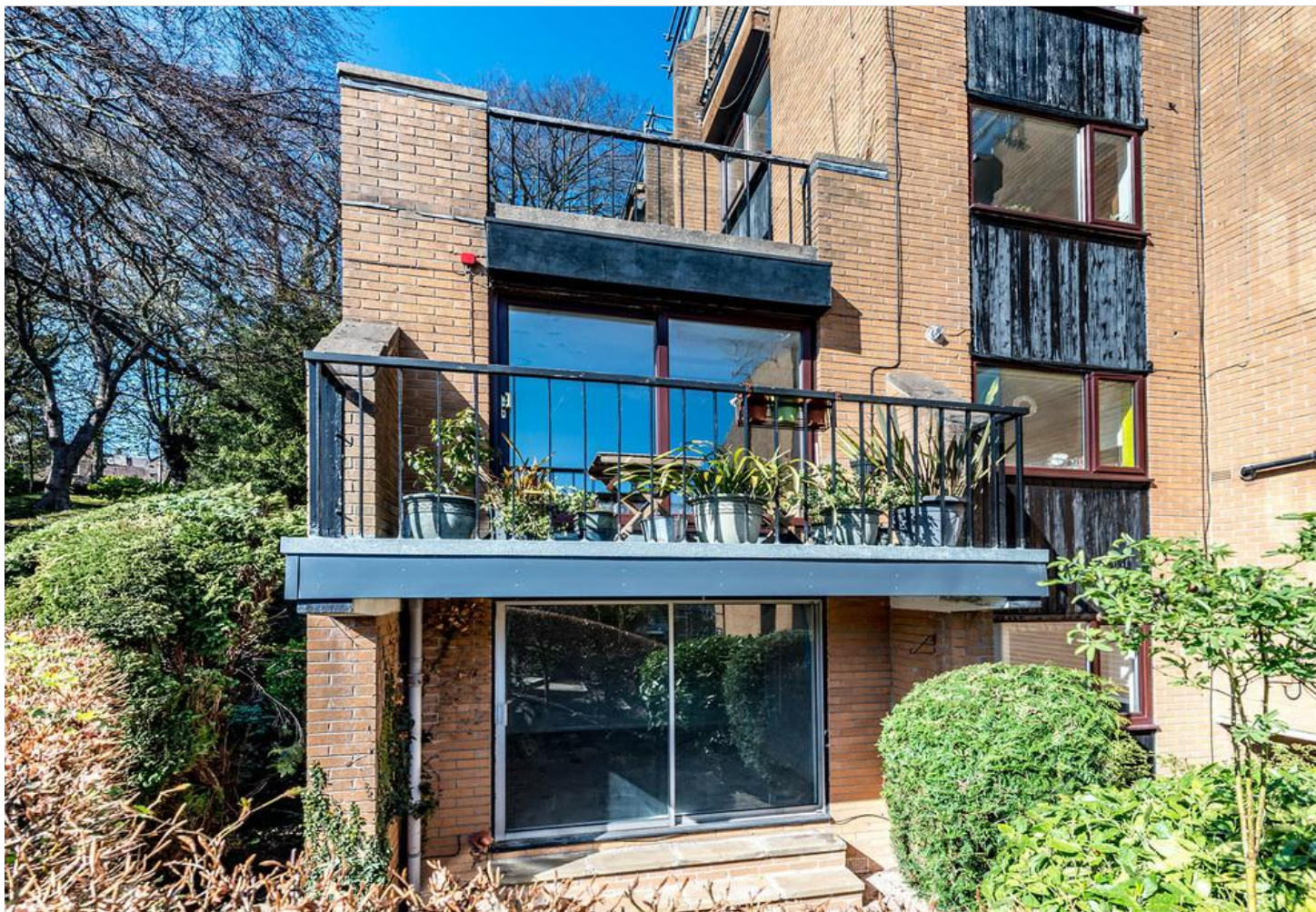




24 Bingham Court | Ranmoor | Sheffield | S10 3DZ

Property Tenure: Leasehold

An incredibly rare opportunity has arisen to purchase this exceptionally spacious two double bedroomed, ground floor apartment. Being the only apartment that enjoys the benefit of a private patio garden accessed from the sitting room together with a garage that can be used as additional storage if required. Forming part of this fabulous residential development that is accessed from Graham Road, number 24 offers a real blank canvas and with a little imagination can be transformed in to stunning finished personalised property. Offered to the open market with no onward chain and immediate vacant possession number 24 will appeal to the young professional couple and those looking to downsize in equal measures and must be viewed to see full potential on offer. Located close to fashionable Hangingwater and Sharrow Vale, that boasts an array of independent cafes, shops and eateries together with Endcliffe park, hospitals and universities are on hand and don't forget The Peak District is right next door.



PROPERTY FEATURES

- TWO DOUBLE BEDROOMED GROUND FLOOR APARTMENT
- ONLY APARTMENT THAT OFFERS A PRIVATE GARDEN AREA
- SECURE PRIVATE GARAGE AND PARKING
- HUGE POTENTIAL TO ADD A PERSONALISED FINISH
- AVAILABLE WITH NO UPWARD CHAIN INVOLVED
- HEART OF ULTRA POPULAR RANMOOR
- INCREDIBLY RARE OPPORTUNITY TO MARKET
- PERFECT FOR THOSE LOOKING TO DOWN SIZE OR PROFESSIONAL COUPLE
- VIEWING ADVISED TO SEE FULL POTENTIAL
- LEASEHOLD WITH 252 YEARS LEFT £45PA COUNCIL TAX BAND C

