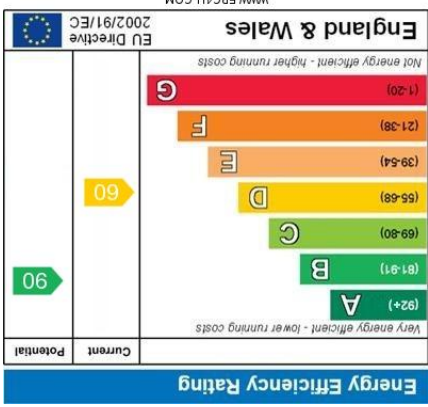
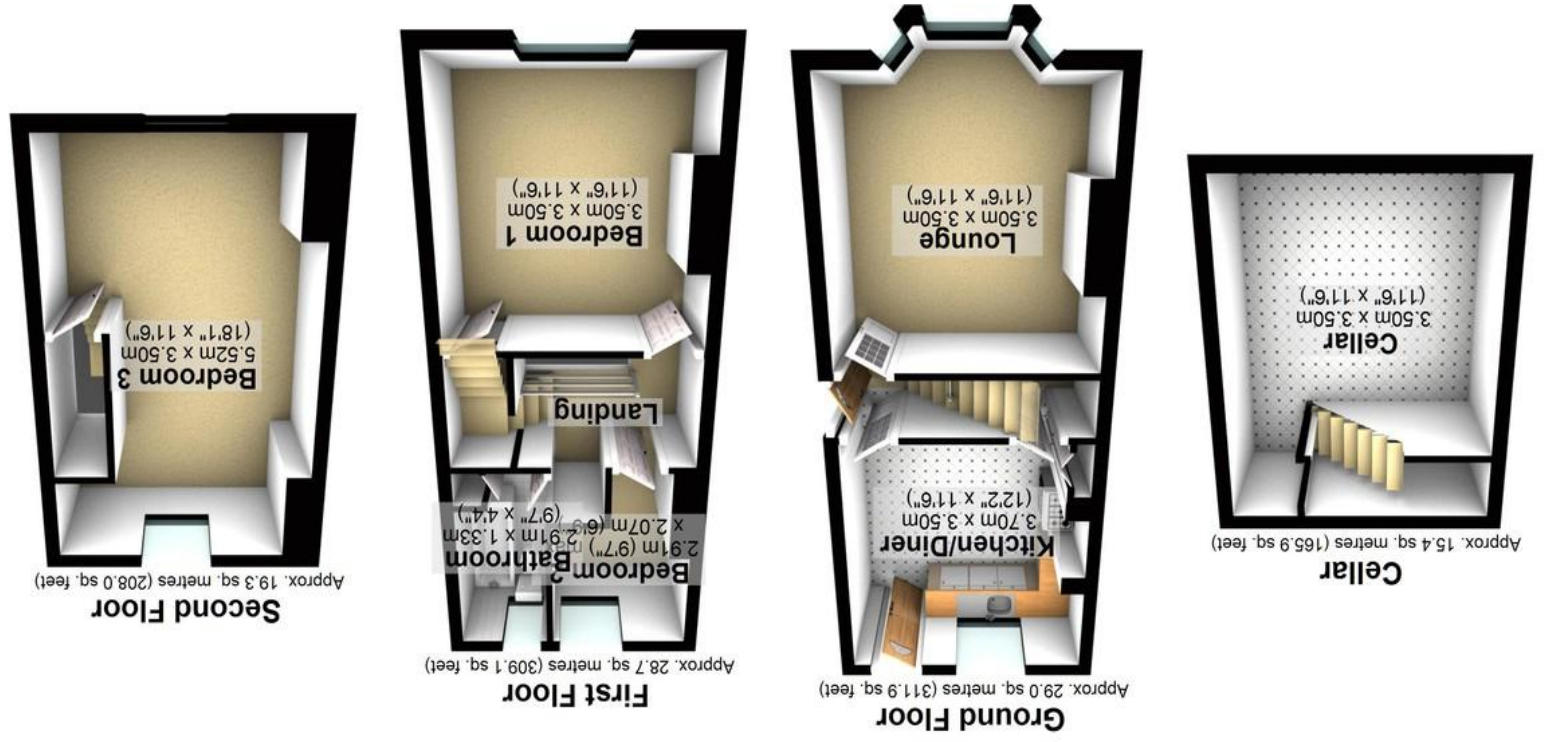


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Total area: approx. 92.4 sq. metres (994.8 sq. feet)  
All measurements are approximate  
Plan produced using PlanUp.





9 Ranmoor Road | Ranmoor | Sheffield | S10 3HG

**Property Tenure:** Freehold

Quietly tucked away on this prestigious residential road and located opposite Ranmoor church, in the very heart of this ultra-popular suburb, is this tastefully presented and very well proportioned three bedroomed, bay windowed, Victorian terraced property. With spacious and light accommodation arranged over three floors that will be perfect for the professional couple and first time buyer, the property is situated within a short stroll of fashionable Broomhill, which offers an array of independent cafes, eateries and restaurants. Principal hospitals, Universities, central Sheffield and The Peak District are all on the door step. With larger than expected southerly facing rear garden, as well as ample on road parking to the front, it is easy to say that viewing is absolutely essential to fully appreciate this wonderful home.



- PROPERTY FEATURES**
- THREE BEDROOMED BAY WINDOWED VICTORIAN TERRACED PROPERTY
  - LOCATED OPPOSITE RANMOOR CHURCH
  - HEART OF ULTRA POPULAR RANMOOR SUBURB
  - LARGER THAN EXPECTED REAR SOUTHERLY FACING GARDEN AND EASY ON ROAD PARKING TO THE FRONT
  - CLOSE HOSPITALS UNIVERSITIES AND CENTRAL SHEFFIELD
  - TOP LOCAL SCHOOLING CATCHMENTS ON OFFER
  - PERFECT FOR THE PROFESSIONAL COUPLE OR FIRST TIME BUYER
  - THREE SPACIOUS FLOORS OF ACCOMMODATION
  - PEAK DISTRICT AND THE MAYFILED VALLEY ON THE DOORSTEP
  - FREEHOLD COUNCIL TAX BAND B £1,597 PER YEAR

