



## Ranby Road

Sheffield, S11 7AL

£1,200 Per Calendar Month



\*AVAILABLE AFTER 12TH MAY \* 3 BEDROOM TERRACE HOUSE CLOSE TO ENDCLIFFE PARK, GREYSTONES.

Located in Greystones, this area is particularly sought after for proximity to the wide array of local shops and restaurants found on Ecclesall Road, within catchment for well regarded local schools, an easy stroll away from Endcliffe Park, great public transport links into the City Centre and plenty of on-street parking.

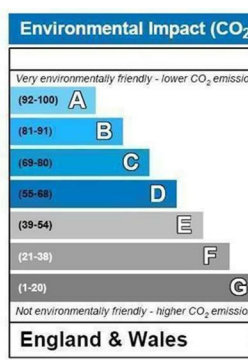
This family property is offered on an part-furnished (white-goods only) basis and briefly comprises; bay-windowed living room with feature gas fire, kitchen with cellar access and equipped with gas range oven, integrated fridge-freezer and ample cupboard space, which in turn overlooks the enclosed rear yard with outhouse, front-facing master bedroom with great under-stair storage, rear-facing large single bedroom and bathroom with shower over bath to the first floor, together with a further double bedroom in the attic with velux windows.



GROUND FLOOR  
APPROX. FLOOR  
AREA 322 SQ.FT.  
(29.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 349 SQ.FT.  
(32.4 SQ.M.)



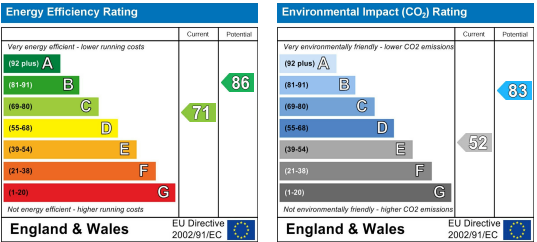
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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