

WHITEHORNES

Buy. Sell. Let. Relax!



11 BALLARD HALL CHASE | RANMOOR | SHEFFIELD | S10 3HY

GUIDE PRICE £580,000-£690,000

Energy Efficiency Rating	
Current	Potential
86	99
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
Very energy efficient - lower running costs	
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B	
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11 Ballard Hall Chase | Ranmoor | Sheffield | S10 3HY

Property Tenure: Freehold

Offering the very epitome of contemporary and cool open plan family living is this super deceptive stone built bespoke semi detached family home. Enjoying in excess of 2,000 sq feet of beautiful accommodation and offering one of the larger style of family homes on this exclusive gated development. With four incredible floors of accommodation and a master suite that boasts a stunning private balcony and some impressive far reaching views towards the countryside. With a huge degree of flexibility this sensational property will appeal hugely to the growing family market and must be viewed internally to be fully appreciated. Tucked away on this private road in the very heart of Ranmoor one of Sheffield's most sought after and desirable residential suburbs within a short stroll of principle hospitals, universities, private and Ofsted rated excellent state schools together The Peak District being literally on the door step.



PROPERTY FEATURES

- STUNNING CONTEMPORARY NEW BUILD SEMI DETACHED FAMILY HOME
- LARGEST STYLE OF HOME ON THIS EXCLUSIVE DEVELOPMENT
- IN EXCESS OF 2,00 SQ FT OVER FOUR STUNNING FLOORS
- FABULOUS PRIVATE BALCONY TO THE MASTER SUITE WITH FAR REACHING VIEWS
- HEART OF RANMOOR ONE OF THE CITY'S MOST SOUGHT AFTER LOCATIONS
- KARL BENZ KITCHEN AND NO UPWARD CHAIN INVOLVED
- EPITOME OF CONTEMPORARY COOL OPEN PLAN FAMILY LIVING
- EASY ACCESS TO HOSPITALS UNIVERSITIES AND THE PEAK DISTRICT
- OFSTED RATED EXCELLENT SCHOOL CATCHMENTS

