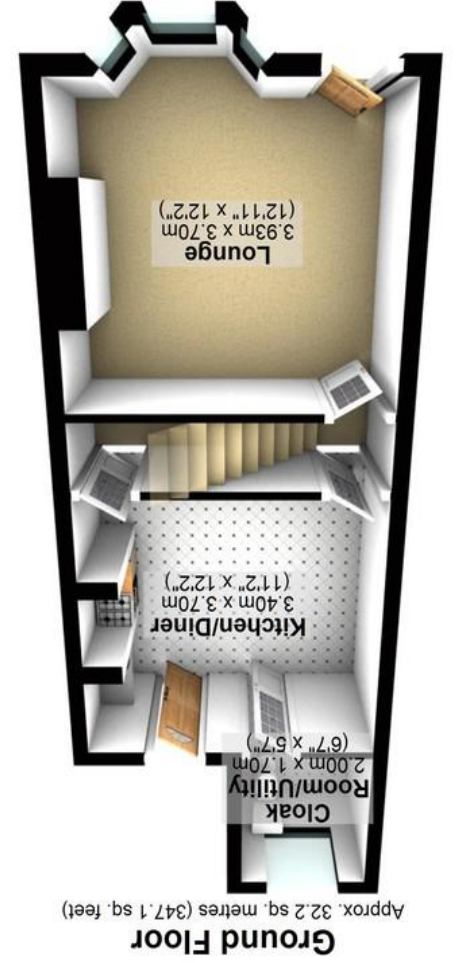
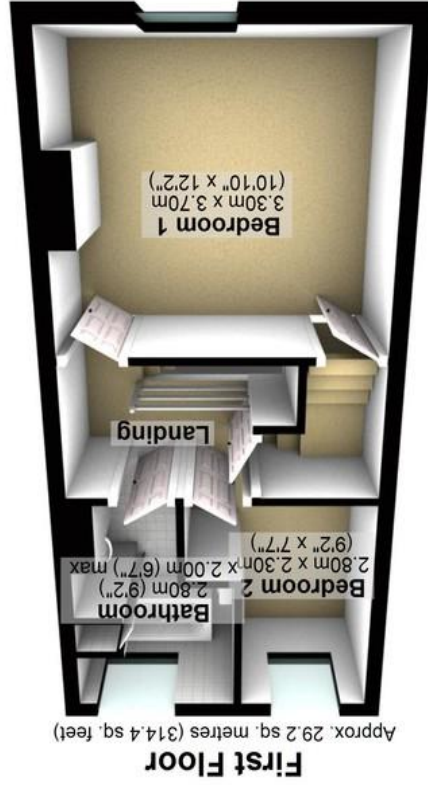
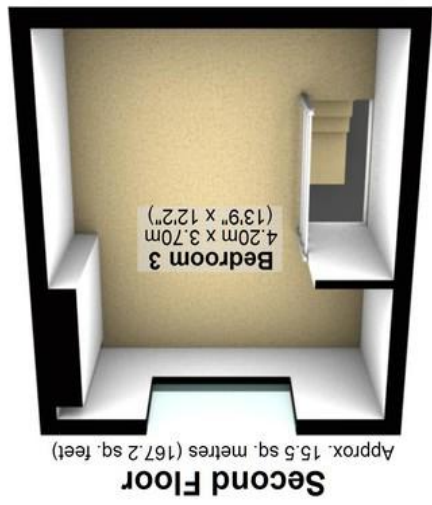


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

England & Wales		England & Wales	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions	Very energy efficient - lower running costs	Very energy efficient - lower running costs
(1-20)	(1-20)	(92-100) A	(92-100) A
(21-30)	(21-30)	(81-91) B	(81-91) B
(31-35)	(31-35)	(69-80) C	(69-80) C
(36-54) E	(36-54) E	(55-68) D	(55-68) D
(55-68) F	(55-68) F	(21-30) G	(21-30) G
(69-80) D	(69-80) D		
(81-91) B	(81-91) B		
(92-100) A	(92-100) A		
Current	Current	Potential	Potential
66	66	86	86
84	84		

Total area: approx. 77.0 sq. metres (828.7 sq. feet)
All measurements are approximate
Plan produced using PlanUp.





133 Graham Road | Ranmoor | Sheffield | S10 3GP Property Tenure: Leasehold

An absolutely fabulous, immaculately presented and very well proportioned, three bedroomed, bay windowed, Victorian terraced property. With accommodation across three floors that enjoy some incredible views to the rear towards Bingham Park this super stylish property will be of particular interest to the professional couple, first time buyer or young family alike. Having been finished internally to the highest standard by the current vendors, it's easy to say that viewing is absolutely essential to do full justice to this wonderful home. Retaining a wealth of the original period features, character and charm associated with a property from this era and blending them with a modern finish. Located on this highly sought after residential road in the very heart of one of Sheffield's most desirable suburbs, hospitals, universities numerous independent cafes, restaurants and eateries are a short stroll and The Peak District is on the doorstep.



PROPERTY FEATURES

- THREE BEDROOMED VICTORIAN TERRACED
- FINISHED TO A SUPER HIGH STANDARD BY THE CURRENT VENDOR
- PRIVATE REAR SUN TRAP GARDEN AND EASY ON ROAD PARKING TO THE FRONT
- PERFECT FOR THE YOUNG PROFESSIONAL COUPLE OR FAMILY
- AVAILABLE WITH NO UPWARD CHAIN AND VACANT POSSESSION
- EXCELLENT LOCATION CLOSE TO AMENITIES AND THE PEAK DISTRICT
- THREE FLOORS OF SPACIOUS AND LIGHT ACCOMMODATION
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- LOCAL AMENITIES A SHORT STROLL
- LEASEHOLD WITH 677 YEARS £9 PA COUNCIL TAX BAND B

OFFERS IN REGION OF £330,000

