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11 Ratcliffe Road, Sharrow Vale

Guide Price £395,000-£415,000

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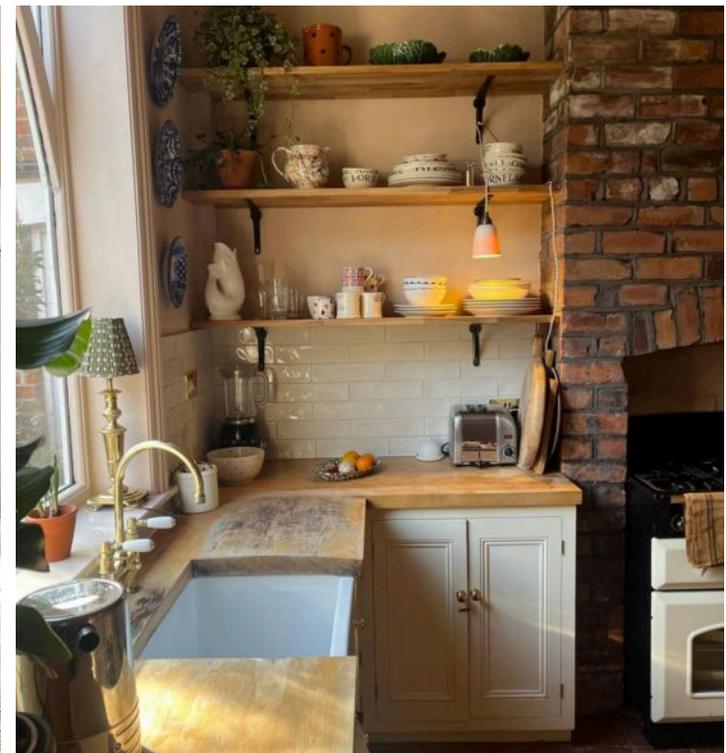
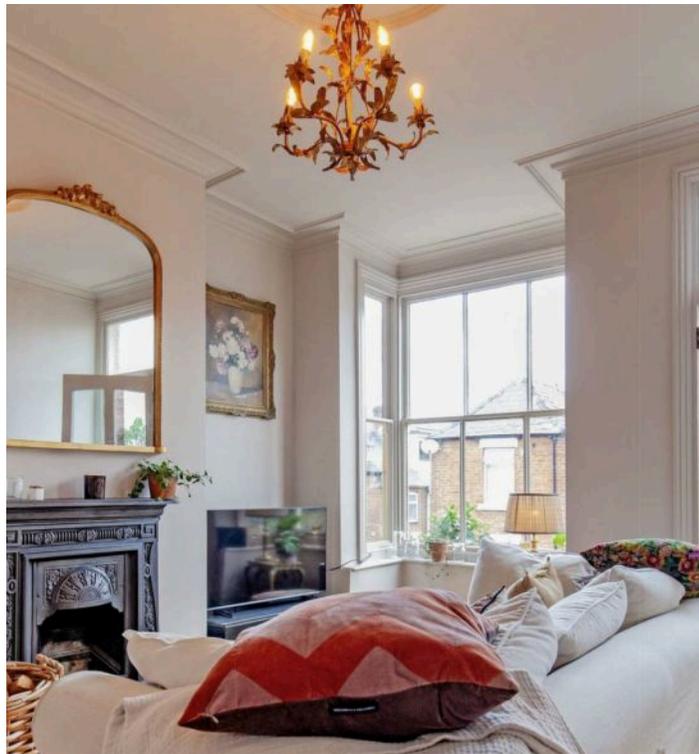
Sheffield

Ideally located in the heart of this much sought after residential road is this immaculately presented and very deceptive three bedroomed, Victorian terraced. Located in the very heart of Sharrow Vale with its wealth of local shops, cafes and bars within a shorty stroll yet giving a tranquil feeling that is set away from the hustle and bustle. Perfect for the professional couple, first time buyer or young family alike the accommodation that has recently been redecorated throughout flows over four spacious floors. Briefly consists of large and well appointed kitchen/dining room, lounge, converted basement, three great sized bedrooms and family bathroom. Viewing is absolutely essential to do full justice and the property falls within catchment for both Hunters bar and High Storrs secondary together with fabulous landscaped garden and residents parking to the front.

Council Tax band: B

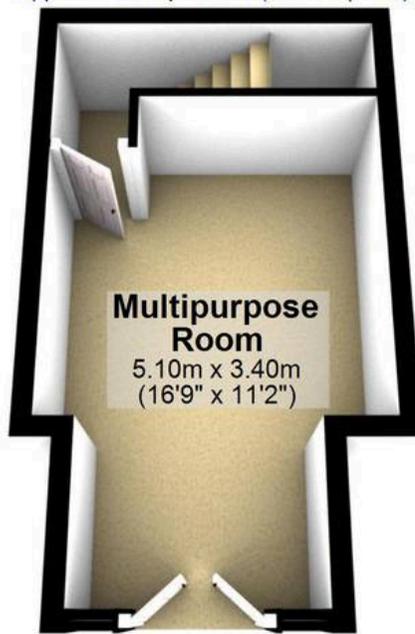
Tenure: Freehold

- SPACIOUS THREE/FOUR BEDROOMED TWO BATHROOM TERRACED PROPERTY OVER FOUR FLOORS
- FANTASTIC LOCATION IN THE VERY HEART OF FASHIONABLE SHARROW VALE
- BASEMENT CONVERSION WITH DIRECT STREET ACCESS AND AMPLE NATURAL LIGHT
- REPUTABLE LOCAL SCHOOLS INCLUDING HUNTERS BAR JUNIORS AND HIGH STORRS SECONDARY
- SHORT STROLL TO A WEALTH OF LOCAL INDEPENDENT CAFES EATERIES AND SHOPS
- PERFECT FOR FIRST TIME BUYERS AND FAMILIES ALIKE WITH VIEWING ABSOLUTELY ESSENTIAL TO DO FULL JUSTICE

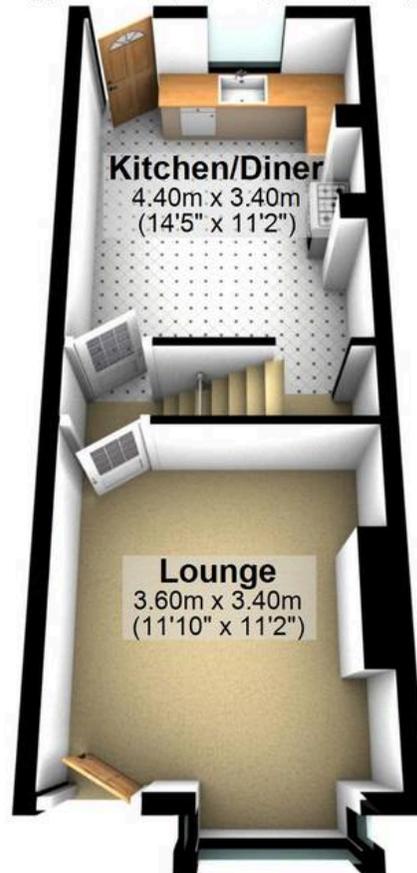




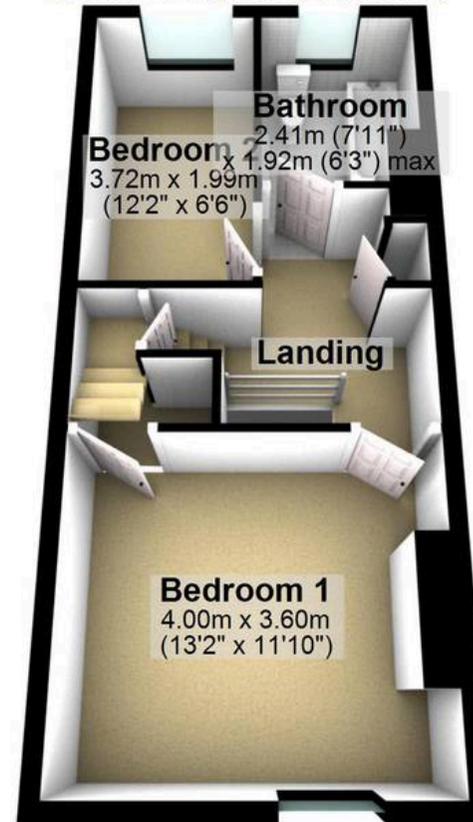
Basement
Approx. 18.6 sq. metres (199.9 sq. feet)



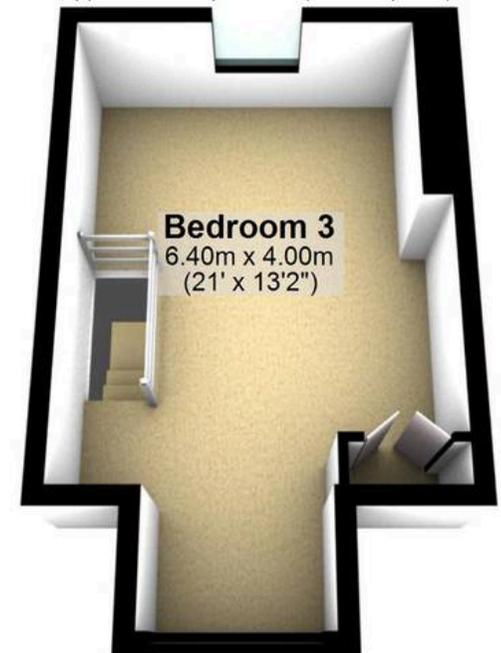
Ground Floor
Approx. 31.3 sq. metres (337.3 sq. feet)



First Floor
Approx. 36.5 sq. metres (392.7 sq. feet)



Second Floor
Approx. 22.7 sq. metres (244.6 sq. feet)



Total area: approx. 109.1 sq. metres (1174.6 sq. feet)

All measurements are approximate
Plan produced using PlanUp.