



33 Ratcliffe Road, Hunters Bar, Sheffield, S11 8YA

Saxton Mee

33 Ratcliffe Road

Hunters Bar

Guide Price

£285,000

Guide Price: £285,000 – £295,000

Tucked away in a quiet cul-de-sac, this deceptively spacious two-bedroom mid-terrace enjoys an enviable position just off Sharrowvale Road. The area is renowned for its excellent amenities, including a wide range of restaurants, bars and independent shops, and is just a short walk from Endcliffe Park and the Hallamshire Squash and Tennis Club.

The property is available with vacant possession and no onward chain. It also benefits from a part-converted second floor loft room providing useful additional space, although this room does not have building regulations approval.

The accommodation includes a welcoming living room with feature fireplace and wood-burning stove, leading through to a dining kitchen with original pine floor-to-ceiling cupboards and access to a useful cellar. On the first floor there is a front-facing double bedroom, a single bedroom and a shower room with full suite. A captain's staircase rises to the loft room, which enjoys Velux windows to both the front and rear together with exposed purlins, creating a characterful and flexible area.

Outside, there is a small garden at the front of the property, while to the rear a terraced courtyard opens onto a southerly-facing garden, providing a delightful space for outdoor seating and entertaining.



- Very Popular and Sought After Cul De Sac Location
- Two Bedroom Spacious Mid Terrace with an Additional Useful Second Floor Loft Room
- Excellent Location just off Sharrowvale Road with Local Restaurants, Bars and Speciality Shops
- Walking Distance of Endcliffe Park and Hallamshire Tennis and Squash Club
- For Sale with Early Vacant Possession and No Onward Chain
- Southerly Facing Courtyard Area and Garden
- Good Sized Dining Kitchen and Lounge with Log Burning Stove
- Freehold
- Please note the marketing photographs are from prior to the current tenancy supplied by the vendor
- Contact Saxton Mee Banner Cross to arrange your viewing







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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