

EADON LOCKWOOD & RIDDLE
SALES • LETTINGS • SURVEYS



14 Ryefield Gardens, Ecclesall, Sheffield, South Yorkshire, S11 9UD

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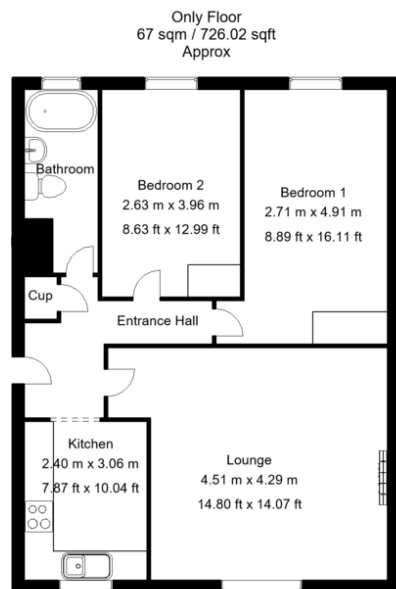
Ecclesall, S11 9UD

A spacious, two-bedroom, ground floor apartment forming part of this purpose-built block which is tucked away at the end of this no through road in the heart of Ecclesall. The well-presented property has UPVC double glazing, no onward chain, an allocated parking space and gas central heating via a combination boiler. Ecclesall has long been regarded as one of Sheffield's premier places to live, residents can enjoy scenic walks in the ancient local woodland and there are excellent amenities which can be found a short drive or bus journey away at Banner Cross. The property is ideal for those wishing to downsize and the internal finish will be sure to appeal.

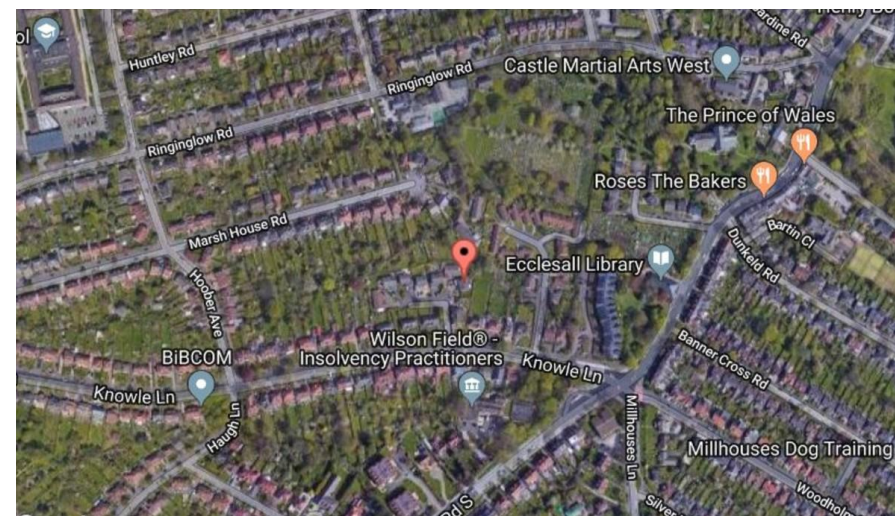
- Ground floor apartment
- Two good bedrooms providing versatility in their use
- £880 annual service charge
- 86 years left on the lease (125 year lease from 1981)
- Modern fitted kitchen with Quartz effect work surfaces
- Fully tiled bathroom with electric shower situated over the bath
- Lovely sitting room with a marble fireplace
- Entrance hall with storage cupboard
- UPVC D/G and GCH via a Combi
- Allocated off road parking space







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Bakewell

3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross

888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore

33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage

Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham

149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk



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