



Spencer.

19, Ballard Hall Chase, Ranmoor, S10 3HY

Buy —

a fabulous immaculate house in the heart of Ranmoor with four bedrooms and great views as well as a neat enclosed garden and south facing balcony

— from *Spencer.*

- Superbly presented four bedroomed end townhouse with excellent proportions
- Off-street parking for two cars plus integral garage
- Excellent open plan living dining kitchen with media wall, separate WC and utility room
- Enclosed rear garden and balcony with wonderful south facing views including of St John's Church
- Ground floor bedroom with en-suite shower room
- First floor bedroom with en-suite and balcony
- Two further bedrooms with family bathroom
- Built in storage throughout, burglar alarm and excellent energy efficiency
- EPC Rating - C Sheffield City Council Tax Band - E



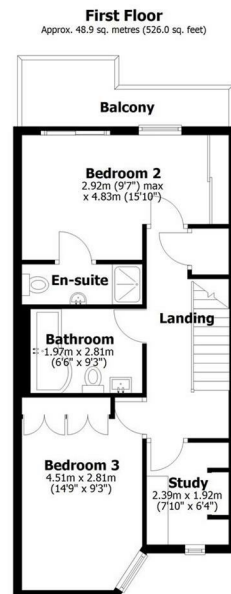
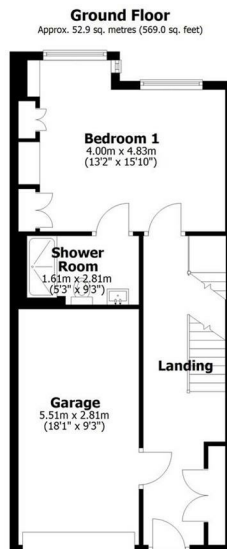
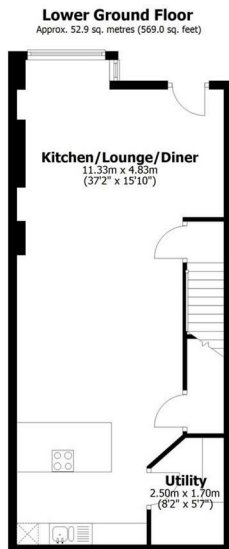
£675,000







# Floorplan



Total area: approx. 154.6 sq. metres (1663.9 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

## 19 Ballard Hall Chase

**Spencer.**

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Viewing: Via the Agents

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