



23 Ballard Hall Chase, Ranmoor, Sheffield, S10 3HY





# 23 Ballard Hall Chase

## Ranmoor

Offers Around

# £600,000

**\*\* NO CHAIN \*\*** A stunning, high specification, four bedroom/two bathroom modern townhouse located in this exclusive gated and award winning development in the heart of Ranmoor.

The accommodation is carefully laid out over three floors, briefly comprising of: Entrance hallway with cloakroom storage and access into the integral garage, with electric door and lighting. Double bedroom with en-suite shower room. To the lower ground floor is the hub of this fantastic family home, providing an excellent open plan living/dining space with tiled flooring, fitted cinema surround sound and projector screen. The fitted kitchen is modern and contemporary in style having a range of units, a central island and high spec integrated appliances. To the first floor are two double bedrooms, with the master enjoying a delightful roof terrace with far reaching views and a further single bedroom/study. The main family bathroom has tiling to the floor and walls, bath and shower over, wash hand basin and W.C.

The development is accessed from Tapton Park Road with secure electric gated access. There is off street parking to the front and access to the integral garage. To the rear is a private garden with patio and artificial lawn, as well as a fabulous roof terrace with panoramic views off the master bedroom.



- Stunning Award Winning Exclusive Development
- High Specification Interior
- Very Desirable And Sought After Suburb Of Ranmoor
- Close To The Universities And Hospitals
- Excellent Bars, Restaurants And Amenities Close By
- Ideal For A Family Having Excellent Local Schools
- Tenure: Freehold
- EPC Rating: B
- Council Tax: Band E
- Viewing Via Banner Cross Office









## 23 BALLARD HALL CHASE

APPROXIMATE GROSS INTERNAL AREA = 158 SQ M / 1701 SQ FT  
(INCLUDING GARAGE)

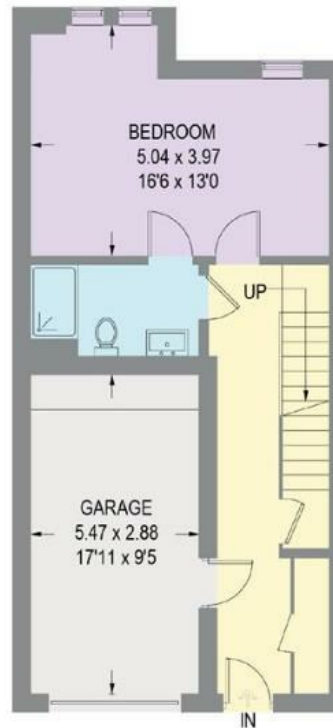


Illustration for identification purposes only, measurements are approximate, not to scale.

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