



Rustlings House, 205b Rustlings Road, Endcliffe, Sheffield, S11 7AD

Saxton Mee

Rustlings House, 205b

Endcliffe

Offers Around

£450,000

In a stunning position, a rare opportunity to purchase a large three bedroom duplex apartment, in this strikingly attractive detached Victorian house at the end of Rustlings Road, overlooking Endcliffe Park and to the rear backing onto Bingham Park.

The property must be viewed internally to do full justice to the style and standard of accommodation on offer and many attractive period features including sash windows, cast iron fireplaces, original floor boards and doors to complement the modern and tasteful style and decor.

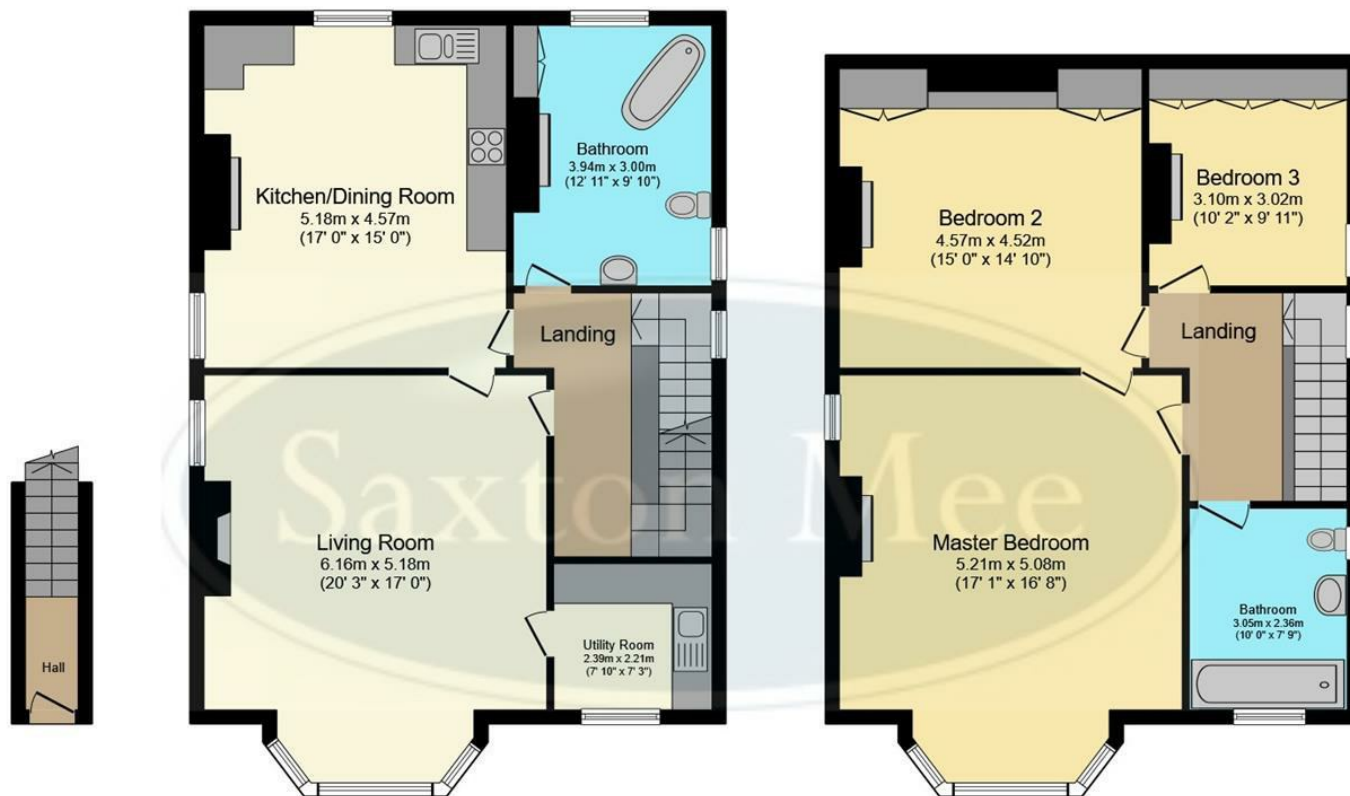
Ground floor entrance lobby, staircase to first floor: large dining kitchen with bespoke range of units, superb large bay windowed living room with feature fireplace, utility room, Victorian style bathroom with slipper cast iron bath. Second Floor: stunning master bedroom and two further double bedrooms and family bathroom.

Well placed for excellent nearby shops on Ecclesall Road and Nether Green, premium school catchment areas, superb local walks and sports clubs, nearby restaurants and excellent amenities on hand.



- Stunning Position in Converted Detached Victorian Residence
- Large Three Bedrooms and Two Luxury Bathrooms
- Retaining Many Attractive Period Features
- Stripped Pine Floors and Doors and Cast Iron Fireplaces
- Modern Tasteful Style Decor
- Very Large Bay Windowed Sitting Room with Stunning Views over Endcliffe Park
- Well Placed for Excellent Amenities
- EPC Rating TBC
- Council Tax Band: B
- Viewing: Banner Cross Office





Ground
Floor
Floor area
2.6 m² (28
sq.ft.)

First Floor
Floor area 82.2 m² (885 sq.ft.)

Second Floor
Floor area 77.2 m² (831 sq.ft.)

TOTAL: 162.0 m² (1,744 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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