



Rustlings House 205a & 205b Rustlings Road, Endcliffe Park, Sheffield, S11 7AD

Saxton Mee

# Rustlings House 205a & 205b

## Endcliffe Park

Offers Around

# £825,000

A unique, rare opportunity, to purchase the only detached and substantial stone built, strikingly attractive Victorian residence on this very sought after road, in a stunning position and location, overlooking Endcliffe Park to the front and Bingham Park to the rear. Currently owned and lived in as two separate apartments but available to purchase the whole, to convert and create a stunning large family home.

The property retains many lovely original features and could easily be converted back to a fantastic large detached family residence.

205a briefly comprises: large reception hall, bay windowed sitting room, separate dining room, well fitted kitchen, two bedrooms and family bathroom. Useful basement storage cellars, ideal for conversion.

205b is a duplex apartment briefly comprising: First Floor: entrance hall, large living kitchen, spectacular large bay windowed sitting room, luxury family bathroom, utility room. Second Floor: three double bedrooms and family bathroom.

Outside: lovely gardens to front, side and rear.

Well placed for excellent shops on Ecclesall Road and Nether Green, first class schooling, superb local walks and sports clubs, nearby restaurants and other excellent amenities.



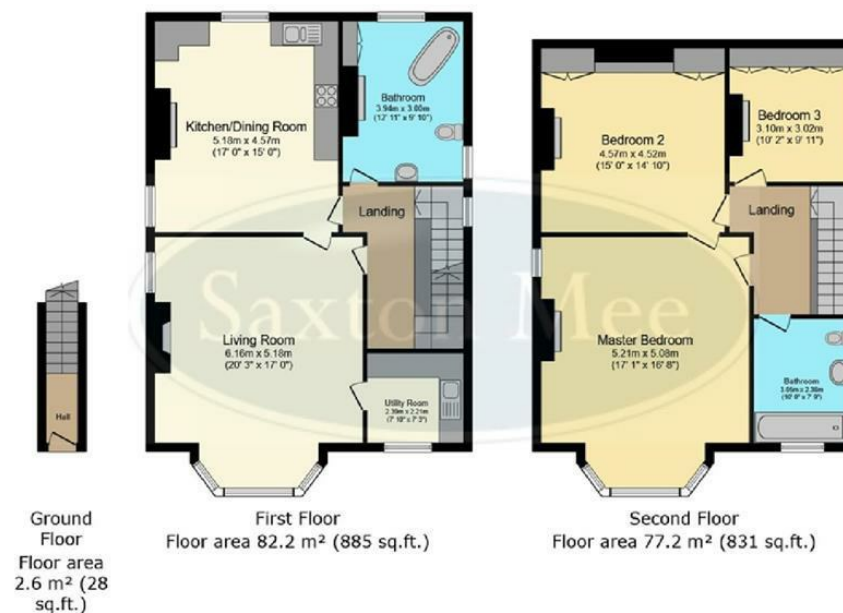
- Stunning Opportunity to Convert the Only Detached House on the Road into a Large Family Home
- Currently Comprising Two Separate Self Contained Privately Owned Apartments but Available to Purchase as a Whole
- Retaining Many Lovely Original Victorian Features
- Large Basement Cellar Ideal for Conversion
- The Property if Converted to a Large Family Residence would have Five Bedrooms
- Lovely Gardens to Front, Side and Rear
- Stunning Views over Endcliffe Park and Bingham Park
- Well Placed for Excellent Amenities and First Class Schools
- EPC Rating 205a Rustlings Road ( E ) & 205b Rustlings Road ( D )
- Viewing: Banner Cross Office





TOTAL: 134.9 m<sup>2</sup> (1,452 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



TOTAL: 162.0 m<sup>2</sup> (1,744 sq.ft.)

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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