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99 Rustlings Road, Endcliffe Park

Sheffield

Guide Price £700,000 - £725,000



# 99 Rustlings Road

Endcliffe Park, Sheffield

Standing in this commanding, elevated position, ensuring not only privacy but generating some incredible views over Endcliffe Park is this outstanding, immaculately presented four double bed roomed plus study, two bath/shower roomed, extended, stone fronted, bay windowed semi detached family home. Offering super spacious accommodation totalling an impressive 1,947 sq ft carefully arranged over three floors and with huge potential to convert the basement should the new buyer require additional accommodation. Benefiting from a fabulous rear open plan bespoke extended sun room along with open plan kitchen/diner and log burner in the front sitting room. Located on this prestigious road in the heart of S11 this outstanding home will appeal greatly to the growing family market and must be viewed internally to be fully appreciated. Retaining a wealth of the original period features associated with a property from this era.

Council Tax band: E Tenure: Leasehold

- SUBSTANTIAL FOUR DOUBLE BEDROOM PLUS STUDY
- STONE BUILT SEMI DETACHED HOME
- ICONIC SHEFFIELD ROAD WITH EXCEPTIONAL ENDCLIFFE PARK VIEWS AND PRIVATE REAR GARDEN
- FINISHED INTERNALLY TO A SUPER HIGH STANDARD WITH A BESPOKE REAR EXTENSION
- THREE INCREDIBLE FLOORS OF ACCOMMODATION THAT TOTAL AN IMPRESSIVE 1,947 SQ FEET
- EXCELLENT SCHOOL CATCHMENTS OF GREYSTONES JUNIORS AND HIGH STORRS SECONDARY
- CONTEMPORARY OPEN PLAN REAR HAND FITTED SOLID OPEN PLAN KITCHEN/DINER
- PITCH PERFECT FOR THE GROWING FAMILY MARKET
- LOOKING FOR A FOREVER HOME

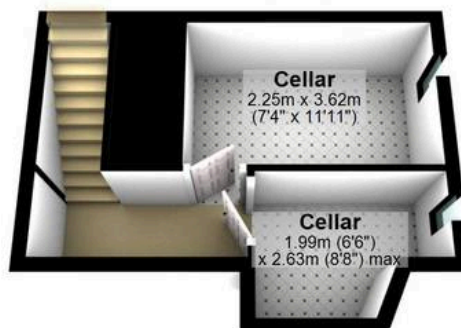




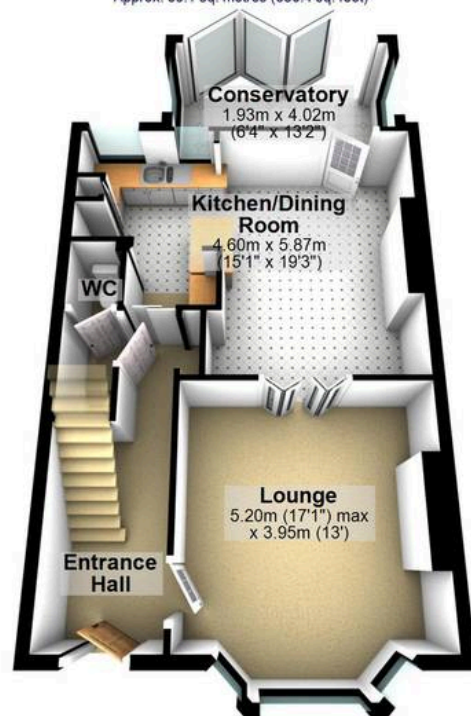




**Cellar**  
Approx. 21.4 sq. metres (230.0 sq. feet)



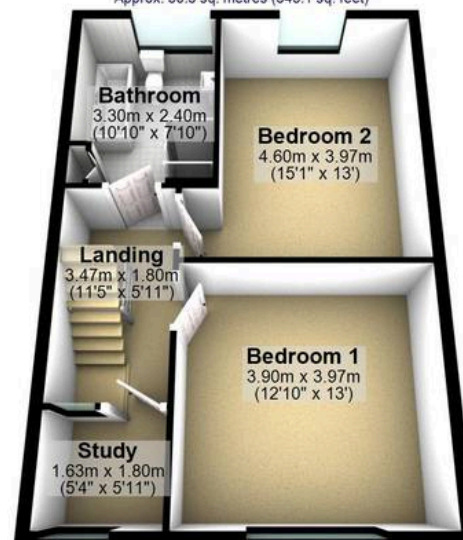
**Ground Floor**  
Approx. 59.1 sq. metres (636.4 sq. feet)



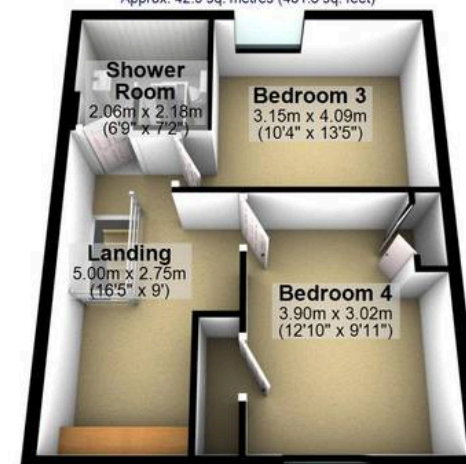
**Outbuilding**  
Approx. 8.0 sq. metres (86.5 sq. feet)



**First Floor**  
Approx. 50.5 sq. metres (543.1 sq. feet)



**Second Floor**  
Approx. 42.0 sq. metres (451.8 sq. feet)



Total area: approx. 181.0 sq. metres (1947.8 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.