











## 13 Park Avenue

Endcliffe • Sheffield • S10 3EY

Guide Price £950,000 - £1,000,000

A superb opportunity to purchase an impressive, attractive, freehold, period detached property, situated on a prestigious leafy road. Park Avenue is a hidden gem, tucked away behind Endcliffe Park. It is the first time this property has come on the market in over 50 years, on a road where houses rarely come up for sale. Spacious accommodation over three floors, (with additional cellar) measuring an impressive 3,862 sq.ft, with eight bedrooms, three bathrooms, and three reception rooms. Loved for many years but requiring a scheme of general updating, offering scope to create a fabulous family home in an A1 location. Retains period features, predominantly double glazed, whilst also benefitting from a modern condensing boiler, and a security alarm. Sweeping driveway for numerous vehicles. Landscaped, lawned rear garden with mature planting. No chain. The property opens into a generous, welcoming reception hall, larger in size, offering flexibility, making a positive first impression. Off the hallway is a ground floor cloakroom with a WC. There are two spacious reception rooms, both with bay windows, one with a front aspect, the other overlooking the rear garden. The front reception room is currently an elegant formal dining room with period charm. The rear reception room acts as the living room with a focal fireplace. The kitchen is fitted with an array of wall and base units, offering space for freestanding appliances and access to the cellar. The kitchen has an open plan design into the breakfast room, which has direct access onto the rear garden. A side door from the breakfast room opens into the laundry room. The first floor comprises of a generous versatile landing which leads into four double bedrooms and a linen/ironing room. The master bedroom overlooks the rear garden and beyond, and benefits from an en-suite bathroom. Also on this level is a family bathroom with separate WC. Stairs rise from the first-floor landing to a second floor, with 985 sq.ft, consisting of four bedrooms and a bathroom. There are beautiful surrounding views. Externally, a double entry driveway provides off street parking for numerous vehicles and access to the garage. The south-east facing rear garden is lovely with a raised patio, ideal for barbecues, which fuses with the indoor space, adjoining a landscaped lawn bordered by a stone path, and borders with established planting to provide seasonal colour. Park Avenue is tree-lined, with an array of exclusive, period properties, benefitting from highly regarded local schools, shops, and amenities in Ranmoor, Nether Green, Hunters Bar, Sharrow Vale, Fulwood, and Broomhill. There are excellent recreational facilities including nearby parks and sports clubs, along with public transport and links to the city centre, hospitals, universities, train station, and the Peak District. Council Tax Band G, EPC Rating TBC.









- Attractive Period Property in Endcliffe, S10
- Highly Sought-After Tree-Lined Road
- 8 Bedrooms & 3 Bathrooms
- Spacious over 3 Floors with 3,862 sq.ft
- Loved for Years but Requires Updating

- Sweeping Driveway for Numerous Vehicles
- Beautiful South-East Facing Lawned Garden
- Freehold & No Chain
- Close to Highly Regarded Local Schools
- Council Tax band G, EPC Rating E









# 13 PARK AVENUE

APPROXIMATE GROSS INTERNAL AREA = 358.8 SQ M / 3862 SQ FT (INCLUDING GARAGE / EAVES)

CELLAR = 39.1 SQ M / 421 SQ FT

TOTAL = 397.9 SQ M / 4283 SQ FT



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





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