







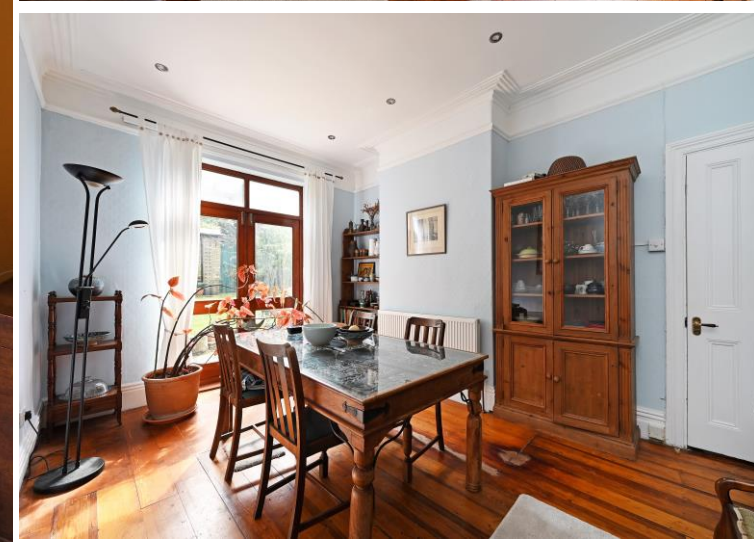
81 Rustlings Road

Endcliffe Park • Sheffield • S11 7AB

Guide Price £695,000 - £725,000

Occupying an enviable position on one of Sheffield's most sought-after roads, with stunning views over Endcliffe Park is a fabulous Victorian semi-detached family home, measuring an impressive 2042 sq ft. Retaining many period features and charm, this property comprises 5 bedrooms, 2 bathrooms, 2 generously proportioned reception rooms and a private, secluded south facing enclosed rear garden. Beautiful, spacious, flexible family home in a sought-after location with reputable schools within catchment. The property enters into a welcoming hallway leading through to a cheerful bay fronted lounge overlooking Endcliffe Park, complemented by period style open fireplace, insulated walls, plush carpet and secondary glazing. Offering direct access through French doors to the rear garden is a separate dining room, featuring varnished wooden floor. The kitchen is fitted with a range of units, offering space with plumbing for freestanding appliances, breakfast bar and rear door access. The first floor comprises of 3 good sized bedrooms, all complemented by a lovely outlook, the main bedroom takes full advantage of the park views, presented in a warm palette with neutral carpet. The family bathroom is equipped with 3-piece white suite, partially tiled with overhead shower. Stairs rise to the second floor creating a further 2 double bedrooms, one being generously proportioned, front facing, commanding stunning park views through a focal sash window along with separate shower room. Versatile light and airy accommodation providing generous storage within the eaves. Externally an established front garden creates privacy from the road. To the rear of the property is a southerly facing enclosed garden, predominantly laid to lawn, filled with established, attractive planting creating a private, secluded outdoor space. Rustlings Road is a very popular road within a short walk of renowned restaurants, bar and boutique shops of Ecclesall Road, Sharrowvale Road and Nethergreen. The location is well placed for the cities hospitals and universities, as well as in the catchment area of desirable local schools.





- Stone Built Period Semi Detached Property
- Stunning Uninterrupted Park Views
- 5 Bedrooms & 2 Bathrooms
- Retaining Period Features & Character
- Measuring an Impressive 2042 sqft
- Sought After Location Opposite Endcliffe Park
- Reputable Schools Within Catchment
- South Facing Secluded Garden
- Freehold
- Council Tax Band E, EPC TBC



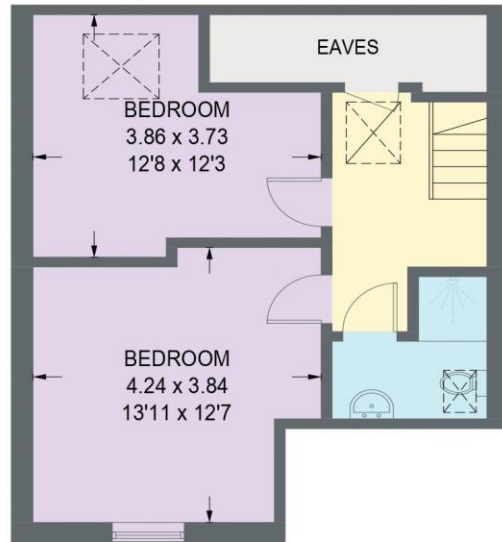


81 RUSTLINGS ROAD

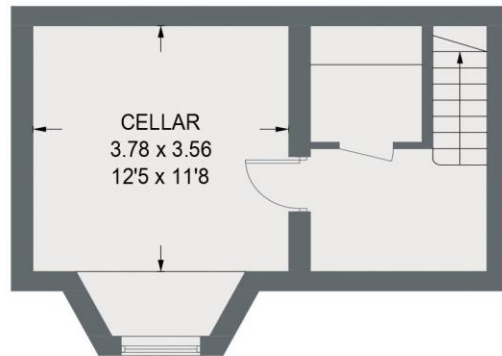
APPROXIMATE GROSS INTERNAL AREA = 165.9 SQ M / 1785 SQ FT
(INCLUDING EAVES)

CELLAR = 23.9 SQ M / 257 SQ FT

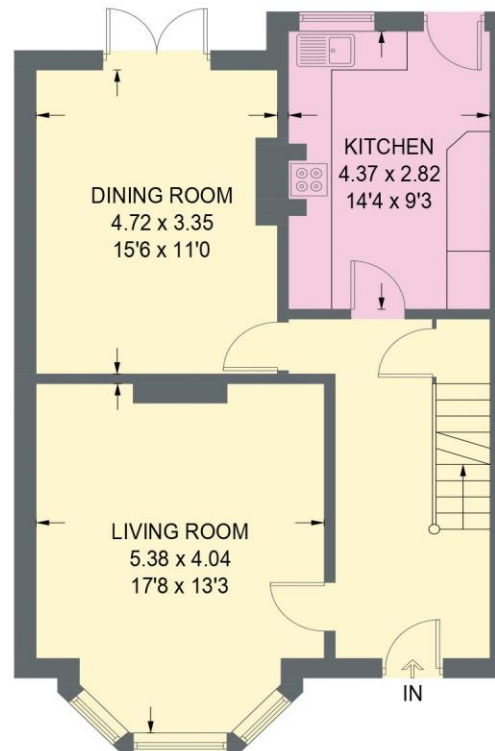
TOTAL = 189.8 SQ M / 2042 SQ FT



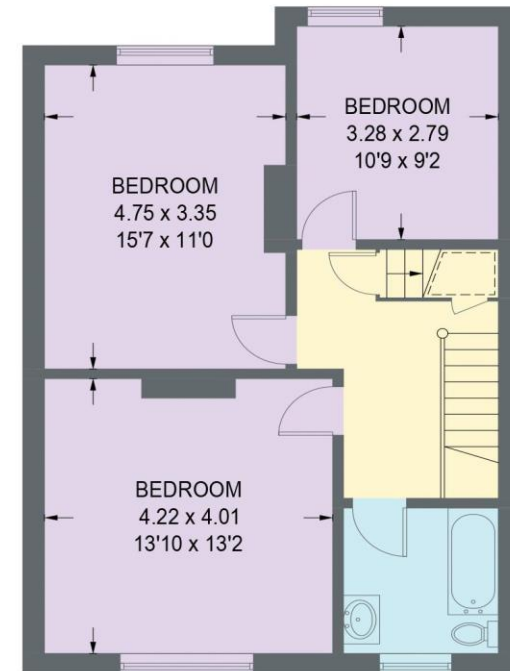
SECOND FLOOR
44.7 SQ M / 481 SQ FT



CELLAR
23.9 SQ M / 257 SQ FT



GROUND FLOOR
62.2 SQ M / 669 SQ FT



FIRST FLOOR
59 SQ M / 635 SQ FT

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



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