



33, Meadow Bank Avenue, Sheffield, S7 1PB

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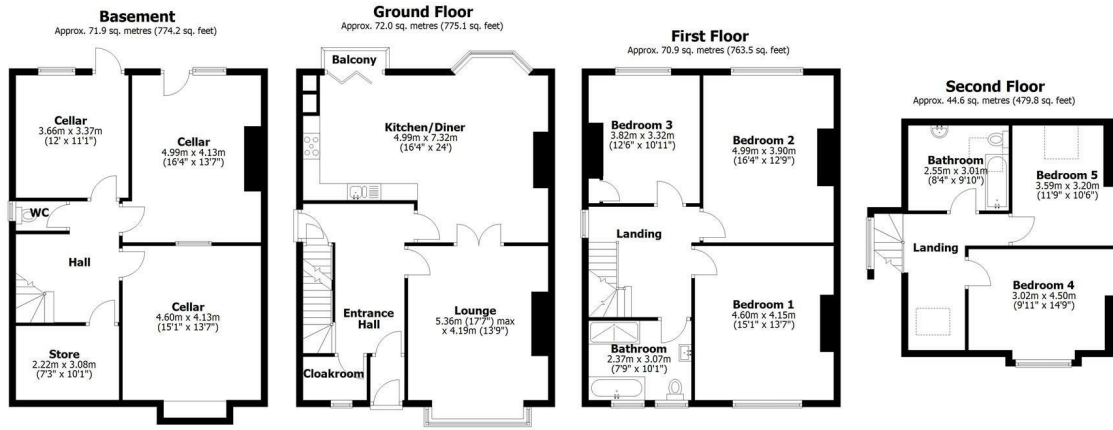
Description

The architecture of Meadowbank Avenue is a blend from both the Victorian and Edwardian era where houses are situated on a private road (collectively maintained by residents for a reasonable annual service charge) around a charming and communal green. The location on the fringe of Nether Edge Village and Kenwood is first class. Close to the many independent bars, bistros, restaurants and cafes that combine to make 'The Village' such a super place to live and socialise and also convenient for access into town, the main city hospitals and universities making the area a firm favourite with those having either a medical or academic background. Regular transport links can whisk you through the broad leafy avenues of Nether Edge into the city centre in under five to ten minutes and the cosmopolitan Abbeydale Road is within walking distance. The timeless appeal of these period homes is still hard to resist and with generous proportions throughout, a large, open plan dining kitchen and large basement rooms opening onto a complementary garden the property will be sure to appeal to the family market. Although requiring some cosmetic improvements, including new windows to the front elevation, there are plenty of positives here to outweigh any negatives and an early viewing is very much advised.

- Five double bedrooms, perfect for larger families and offering versatility in the way they can be used.
- Two bathrooms and a lower ground floor W.C.
- Sitting room with bay window featuring stained glass top panels.
- Fabulous, open plan dining kitchen with wood burning stove and bi folding doors opening onto a terrace overlooking the garden.
- Extensive basement rooms with direct access into the gardens and offering huge potential for further development, perhaps as an annexe for a dependent relative.
- EPC rating D64 and Council Tax Band E.
- Wide and welcoming reception hall with access to a cloakroom.
- Generous gardens to both the front and rear.
- Majority double glazing and some elegant and original stained glass panels on the front elevation and internal doors.
- 800 year lease from 1909 at a nominal ground rent, maintenance charges for the road and green are approximately £250 per annum.







Total area: approx. 259.4 sq. metres (2792.6 sq. feet)

All measurements are approximate.
Yorkshire EPC & Floor Plans, Ltd
Plan produced using PlanIt.

33, Meadow Bank Avenue



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