



1, Osborne Road, Sheffield, S11 9AY

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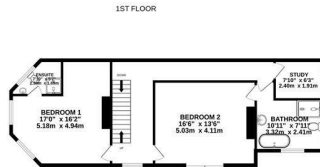
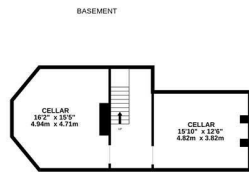
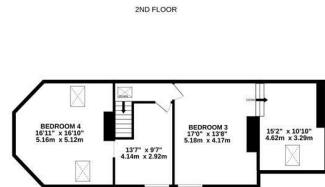
Description

A large, Victorian semi detached property, available with no onward chain, that enjoys an enviable position on the cusp of both Nether Edge Village and Brincliffe, a short walk away from highly regarded local schooling and a plethora of cafes, bars and restaurants. This superb home offers generous proportions throughout the three floors of accommodation, including four/five bedrooms alongside a first floor home office, which will be perfect for those people who now spend time working from home. The area is very fashionable and is perfect for those buyers who wish to live in a vibrant community, close to excellent amenities and not far from town. Number one Osborne Road is ideally placed between the fashionable neighbourhoods of Brincliffe, Nether Edge Village and Sharrowvale giving its owner plenty of choice when it comes to socialising in the many independent bars, bistros, cafes and restaurants that make this such a sought after place to live. The property is also conveniently placed for access to the main city hospitals and universities making the area a firm favourite with both medics and academics. Externally there is a driveway providing off road parking, and the potential to add a home charger for an EV. There is also a south facing garden area situated outside the bay window of the sitting room, well screened by mature hedgerow, providing a private and sunny seating area in the warmer, summer months for BBQs and entertaining. All the rooms offer excellent proportions and attractive original features and the occasional room on the top floor could easily be converted into an additional bathroom if preferred (subject to regs)

- Four/five double bedrooms.
- Luxurious family bathroom with marble effect tiling and a small ensuite to the principal bedroom.
- Large sitting room with bay window and beautiful slate fireplace.
- Dining room with stripped and stained floorboards, bay window and an open fire.
- Well presented kitchen with island unit surmounted by timber worktop.
- Off road parking for at least one car.
- Low maintenance south facing garden, well screened from the road.
- Council Tax Band B, UPVC double glazing, gas central heating and EPC rating E39.
- No onward chain.
- 800 year lease from 1901 at an annual ground rent of £9.







THE CELLAR IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 2465sq.ft. (229.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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