



17, Endcliffe Rise Road, Sheffield, S11 8RU



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## Description

A substantial, stone built period home with the classic features that one would typically expect from the Victorian era. Think high ceilings, generous proportions and a general feeling of space and light. The house does require modernisation but it is rare to find an opportunity like this in this very desirable and sought after area. Imagine putting your own stamp on this delightful home and enjoying living in one of the most fashionable and convenient locations in the Steel City. Many people in the neighbourhood have even given up on owning a car due to the prime location and ease of access to the main city amenities. The Broomhill conservation area is popular with all walks of life, great schooling is found close by, as are the main hospitals and universities alongside regular transport links that can whisk you into the centre of town in under ten minutes. The property is also conveniently placed for accessing the thriving social scene that is found in both the trendy areas of Sharrowvale and Broomhill where an eclectic range of cafes, bistros and bars combine with boutiques and restaurants to create a vibrant feel. If a more sedate way of life is your thing then the nearby and picturesque Botanical Gardens is always on hand to explore as are lovely, riverside walks that lead through the parks, into the surrounding countryside of The Mayfield Valley. Yes the house needs some TLC, but when you imagine what it could be like and combine that with this excellent and convenient location, it really should be considered as an opportunity that is not to be missed.

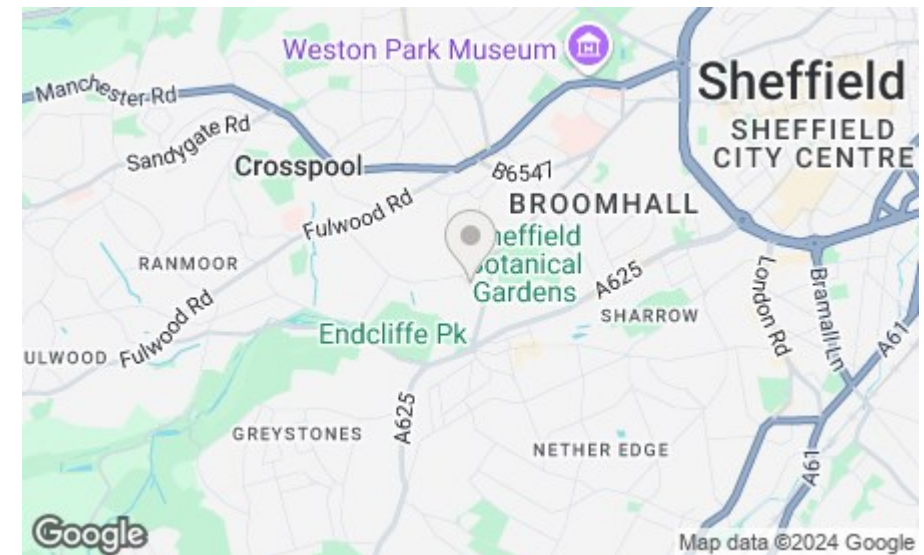
- Excellent location, close to the main city hospitals, universities, local parks and outstanding local schooling.
- Generous proportions throughout with excellent room sizes and high ceilings.
- Some original features still in place including fireplaces.
- Five/six bedrooms including one that would make the perfect home office or dressing room.
- Two large reception rooms and a breakfast kitchen.
- Extensive cellarage with potential for development (subject to regs) into further accommodation.
- No onward chain.
- Council Tax F and Freehold.
- Gas central heating and majority, single glazed, sash windows in keeping with the era and style of house.
- EPC rating E50.











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