



17, Endcliffe Rise Road, Sheffield, S11 8RU

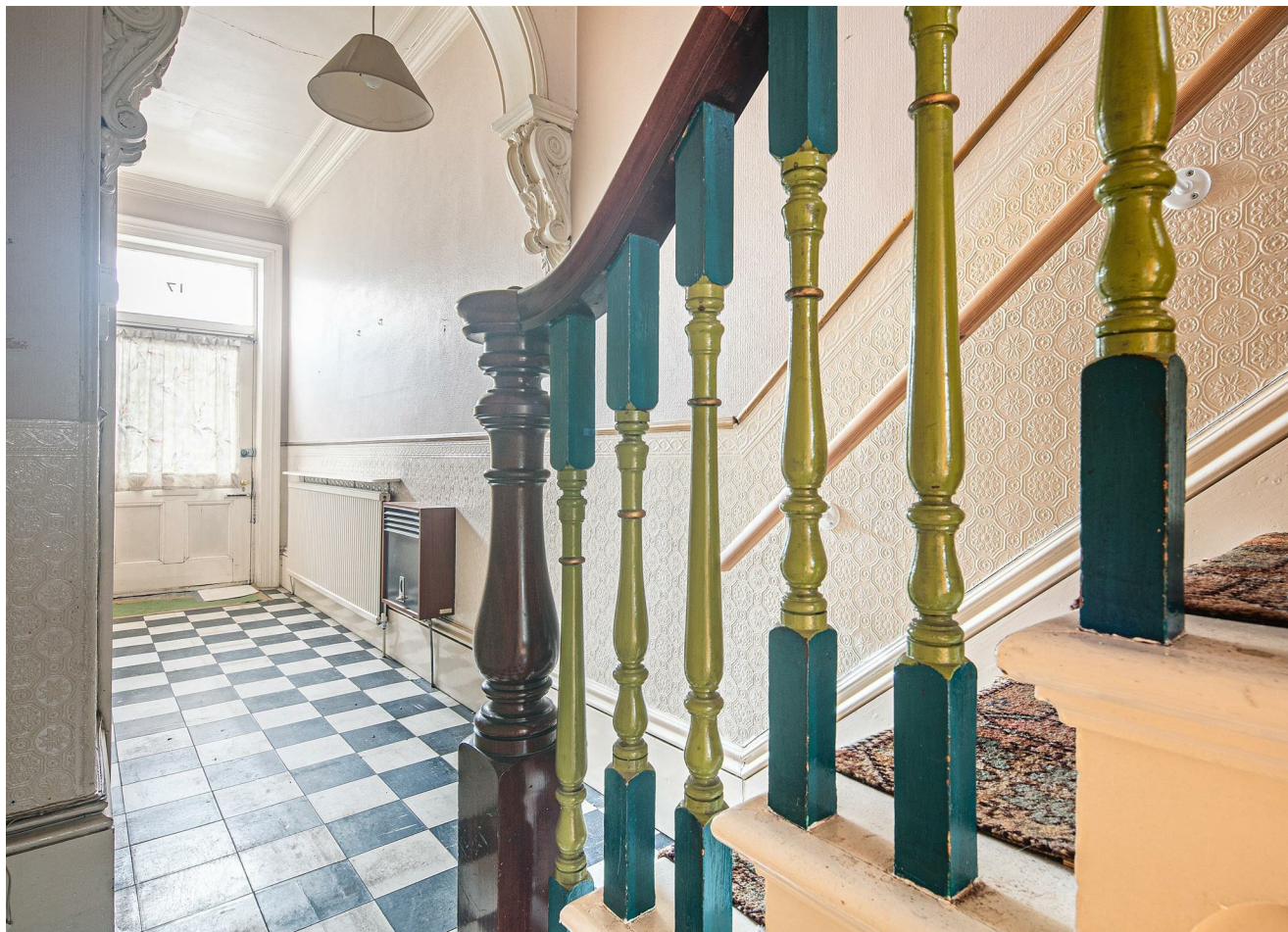
17, Endcliffe Rise Road

Sheffield, S11 8RU

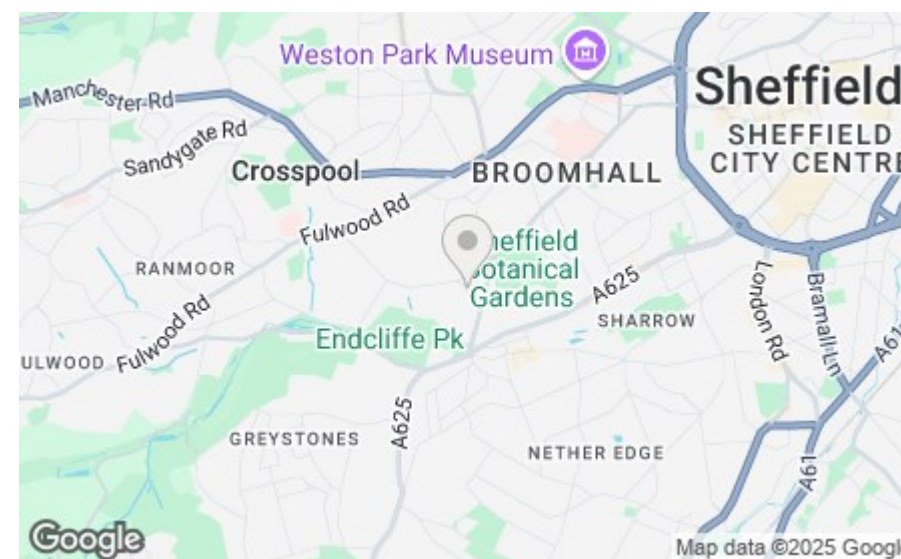
Description

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.







Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.