



22, Clarendon Road

Sheffield, S10 3TR

Description

Homes on Clarendon Road rarely make it onto the open market, demand for this area has always been unprecedented and when you combine the first class location, close to the main city hospitals and universities, the convenience of local shops, and ease of access into the beautiful Mayfield Valley, it is very easy to see why. This gorgeous family home has everything going for it, with over 2788 square feet of accommodation, planning approval to extend the kitchen (23/01109/FUL) and a south facing aspect, it really does offer everything a family could require. Standing close to the bottom turn of Clarendon Road and so benefitting from a high degree of privacy, with little in the way of passing traffic, this splendid property occupies a slightly elevated position from the road which amplifies the views towards Ranmoor, from the principal suite, the galleried first floor landing and the fourth bedroom. The rear garden faces due south and has recently been landscaped to accommodate a large entertaining terrace, with central, dressed stone steps rising to a level area of lawn and there is already provision for the kitchen extension to take place. On the inside, the rather grand and welcoming reception hall features decorative wood panelling that rises to the galleried landing above and also continues into the formal dining room. This well proportioned room, with elegant original flooring to complement the untouched panel work, is surely the perfect place to entertain guests and enjoy a wonderful Christmas. There are two further reception rooms providing versatility in their use and plenty of space to spread out and a kitchen/diner which opens onto the extended utility room. Off the first floor landing there are four/five bedrooms, ideal for those with children or providing versatility to those who may work from home, two bathrooms (one ensuite), a



- Planning permission granted for a single storey extension to the side and rear to create a fabulous, open plan, dining kitchen (23/01109/FUL).
- Gorgeous panelled dining room, the perfect setting for entertaining and Christmas.
- Kitchen with utility room beyond and planning permission granted to extend and create a fabulous space.
- ELR Premium Sale - Buyers fees of £595 including VAT will apply. Council Tax Band G and EPC rating D58.
- Four/five double bedrooms including two interlinking rooms and a spacious principal suite.
- Large sitting room offering excellent proportions and access to the rear garden.
- Two bathrooms, including one large ensuite and a separate, ground floor W.C.
- Cavernous loft space providing huge potential for redevelopment (subject to regs and further accommodation).
- Separate snug offering flexibility to perhaps be used as a home office if required.
- 800 year lease from 1909 at a nominal ground rent payable to the Sheffield Town Trust.



charming linen store and access into the loft space that provides potential for further development if so desired and subject to regs. For motoring enthusiasts the tandem, double garage has an inspection pit and there is off road parking for at least two cars. The property may require a general scheme of modernisation in places but it does benefit from recently improved UPVC double glazing, with the latest in energy retaining glass, and there has been a comprehensive scheme of rewiring and many of the rooms have been re-plastered in the last two years. This really is a superb opportunity for one lucky buyer to blend the charming original features from the 1920's with more contemporary fittings to create the home of their dreams on this highly regarded and exclusive road.

ELR PREMIUM - IMPORTANT PLEASE READ:

ELR is marketing this property with the benefit of 'ELR Premium'.

ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be, an unnecessary sales process.

Purchasers will benefit from the pre sale buyers pack, which we have created with our legal partners, Banner Jones Solicitors, to give buyers as much information as possible before they agree to purchase.

The pack includes:

Property Information Questionnaire (PIQ - a summary of the TA6)

TA10 (Fittings and Contents)

Official Copy of the Register

Title Plan

Local Search*

Water and Drainage Search*

Coal and Mining Search*

Environmental Search*

(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available)

ELR Premium allows the sale process to be completed significantly quicker than a 'normal sale'. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed. The searches, which can take up to five weeks, are ordered on the day the listing goes live and are transferable to the successful buyer as part of their legal due diligence.

Additionally, and on behalf of the seller, ELR requests that the successful buyer enters into a Reservation Agreement and pays the Reservation Agreement Fee of £595

(including VAT). This includes payment for the Information Pack and all the searches (which a buyer typically purchases separately after the sale is agreed).

Upon receipt of the signed Reservation Agreement, payment of the Reservation Agreement Fee, completion of ID and AML checks and the issuing of the Memorandum of Sale, the Seller will agree to take the Property off the market and market it as 'Sold Subject To Contract' (SSTC).

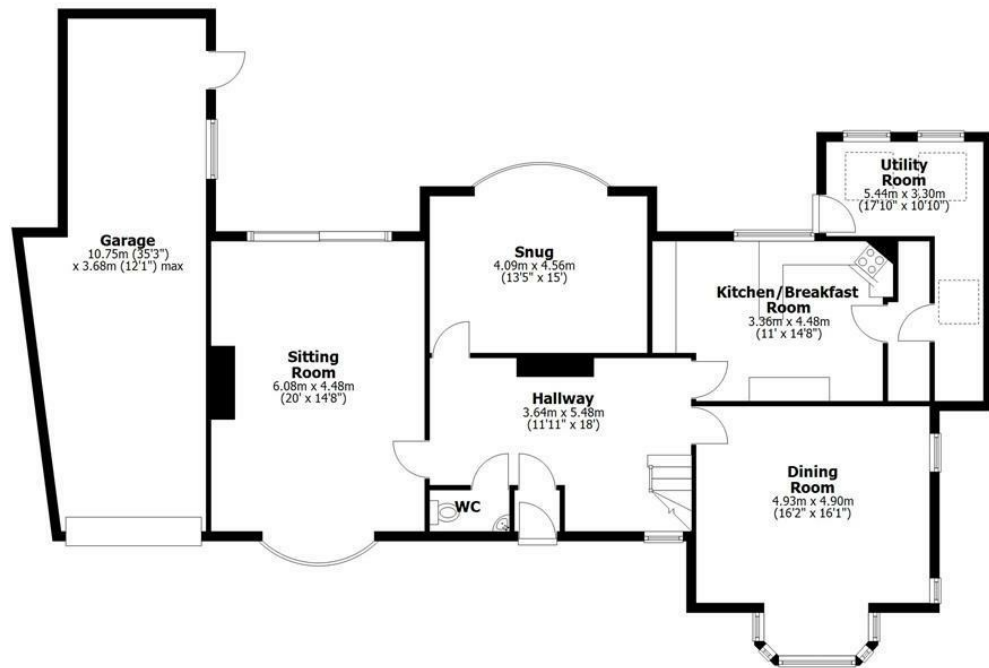
The reservation period is agreed upon at the time of sale



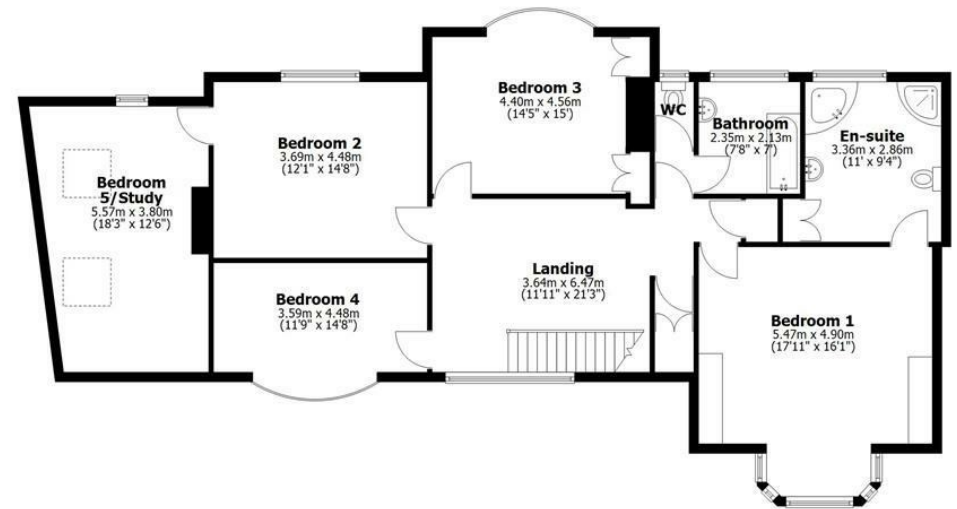




Ground Floor
Approx. 152.2 sq. metres (1638.3 sq. feet)



First Floor
Approx. 126.4 sq. metres (1361.1 sq. feet)



Total area: approx. 278.6 sq. metres (2999.3 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.
22 Claredon

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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