



# 733, Ecclesall Road

Sheffield, S11 8TG

## Description

You will love this bright and welcoming Edwardian home, with its elegant feel and original features which include the stained glass frame to the inner entrance door which provides a lovely first impression to the property. The property's prime location between the city and the beautiful Peak District is also sure to impress. Situated within an excellent school catchment area, it enjoys a close proximity to the universities and main hospitals, frequent bus services to the city and many parks including Sheffield's renowned Botanical Gardens and, of course, Endcliffe Park that is situated on the doorstep! As a sought-after and fashionable area with a lively feel, Sharrowvale is the perfect location for those who appreciate a cosmopolitan lifestyle with easy access to an eclectic variety of shops, bars and restaurants alongside a wealth of leisure, cultural



- Five bedrooms including four good doubles and a single that is currently utilised as a dressing room but would equally make a great home office.
- Large utility room opening into a ground floor W.C.
- Landscaped, south facing garden with level lawn and a composite decked area.
- Long leasehold (800 years from 1912) and Council Tax Band D.
- Elegant living room with original panelled ceiling and a log burner to create a cosy feel in the colder months of the year.
- Porch and welcoming hallway with stripped floorboards, corbelled arch and stained glass framing the entrance door.
- Exclusive, park side location, close to highly rated schools and a wealth of amenities.
- Extended, open plan kitchen with breakfast bar, Quartz work surfaces and a separate dining area with feature fireplace.
- Two bath/shower rooms and a further first floor W.C.
- Gas central heating and majority double glazing combining to produce an EPC rating of C70.



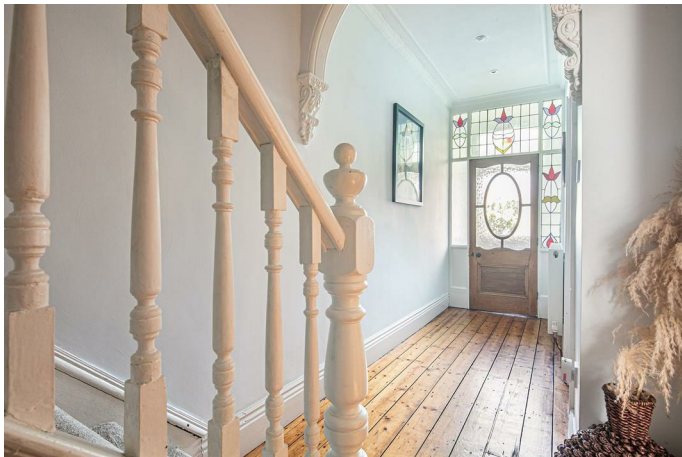
and sporting activities. Hallamshire Tennis Club is situated directly opposite the house (now including a court for Padel enthusiasts) and the park hosts a popular 'Park Run' and Parkour facilities. If walking, and a more sedate pace of life is preferred then Endcliffe Park has scenic trails, meandering along the Porter River, out into the beautiful surrounding countryside. This run of properties, between the Hunters Bar roundabout and the park, are hugely sought after, when you combine the excellent location with the lovely aesthetics that the Edwardian architecture provides and over 1829 square feet of accommodation to enjoy you will realise that this isn't just about the bricks and mortar, it is about a lifestyle choice.

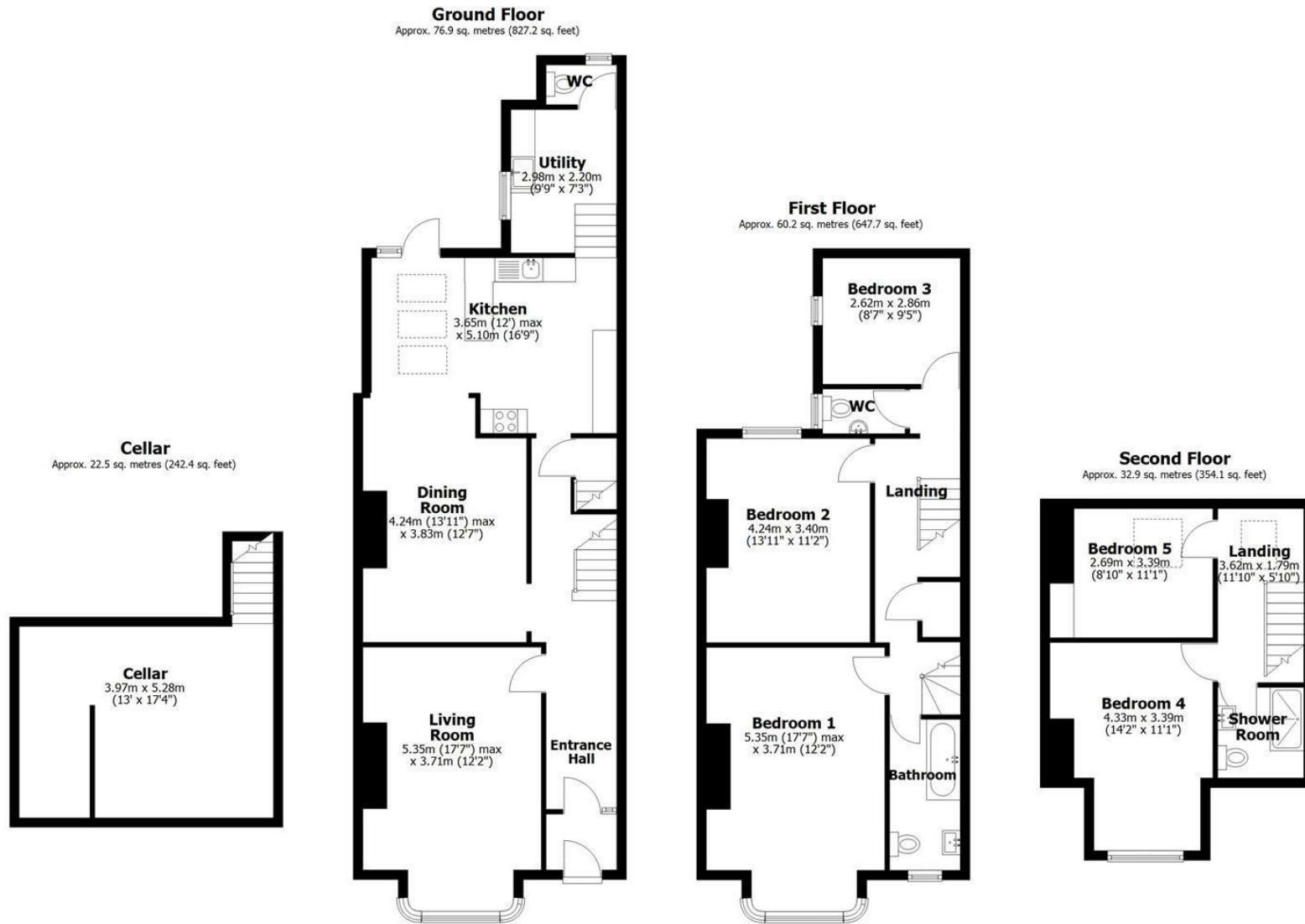
#### Important Information

**Anti-Money Laundering (AML) Checks -**  
As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.







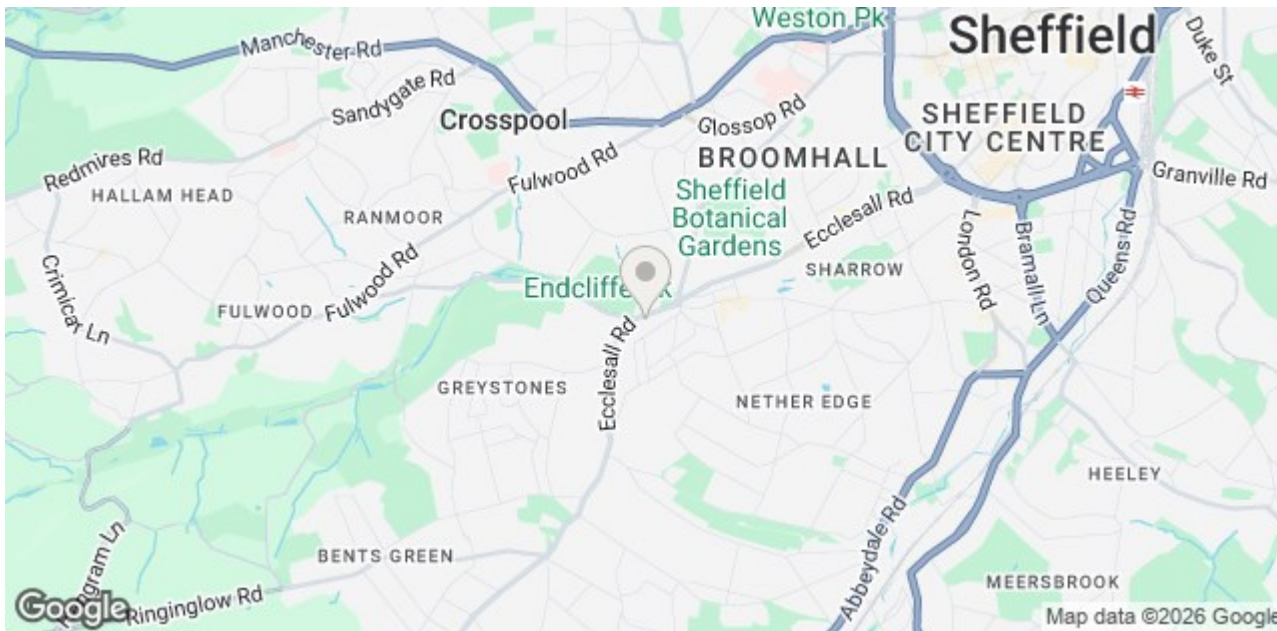


Total area: approx. 192.4 sq. metres (2071.5 sq. feet)

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

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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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