



701  
No parking  
Mon-Fri  
8:30-5:30pm  
Sat 8:30-5:30pm  
Sun 9:00-5:00pm

701





## 701 Ecclesall Road

Sheffield • South Yorkshire • S11 8TG

Asking Price £450,000

Overlooking Endcliffe Park, this spacious period five double bedroom semi detached home offers an abundance of charm, character, and flexibility, ideal for family living. Situated on Ecclesall Road at Hunters Bar roundabout, the property is arranged over three levels and benefits from an enclosed private rear garden. The front door opens into a porch featuring stained glass, leading through to an entrance hallway with decorative panelling and stairs rising to the upper floors. The bay fronted living room is generously proportioned, showcasing varnished floorboards, a period fireplace with stove, ornate coving, and a ceiling rose. A second reception room to the rear overlooks the garden and provides a versatile, neutrally decorated space with a sash window and carpeted flooring. The dining kitchen has been extended to create a bright and sociable space, enhanced by south facing windows and a side door opening onto the garden. It features a range of cream wall and base units with black laminate worktops, space for a fridge freezer, and integrated appliances including an electric oven, hob with extractor, and dishwasher. From the dining area, a door leads down to the cellar, which offers useful storage, utility space, and plumbing for a washing machine. The first floor comprises three double bedrooms, one front facing with a bay window overlooking the park, and two rear facing rooms, alongside a shower room and a separate family bathroom. The second floor provides two further double bedrooms with storage built into the eaves. Externally, the property benefits from an enclosed private south facing courtyard garden, featuring a raised decked area, established borders, and mature trees. Located on Ecclesall Road near Hunters Bar roundabout, the property is within walking distance of Sharrow Vale and enjoys a prime position overlooking Endcliffe Park, with an excellent range of local amenities, cafés, and green spaces nearby. The area is also well served by highly regarded local schools, making it an ideal location for a family home.





- Spacious Period Family Home
- Overlooking Endcliffe Park
- Short Walk from Sharrow Vale
- Period Charm & Character
- 5 Double Bedrooms

- Shower Room & Family Bathroom
- Extended Dining Kitchen
- South Facing Garden & Decked Terrace
- Freehold
- Council Tax Band C, EPC Rating E



# 701 ECCLESALL ROAD

APPROXIMATE GROSS INTERNAL AREA = 173 SQ M / 1862 SQ FT

CELLAR = 23.1 SQ M / 249 SQ FT

TOTAL = 196.1 SQ M / 2111 SQ FT



Illustration for identification purposes only, measurements are approximate, not to scale.



haus

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