





# 56, Riverdale Road

Sheffield, S10 3FB

## Description

This run of Victorian villas, that run along Riverdale Road, are some of the most desirable and spacious homes in the city. Offering a superb range of generously proportioned accommodation and having huge potential to add further living space in the extensive basement rooms or via the large loft space (subject to the necessary consents). These attractive period properties rarely become available on the open market and are ideal for the larger family market who wish to be close to the areas first class schooling. The property has been extended to the rear, to provide an open plan dining kitchen, and there are modern fixtures and fittings in all the right places. The generous room sizes, lofty ceilings, decorative fireplaces and attractive, moulded covings are as attractive today as they were in the Victorian era and blend in beautifully



- Six double bedrooms including a fabulous principal suite to include a dressing room and ensuite shower room.
- Reception hall, utility room and ground floor W.C.
- Freehold, EPC rating D65 and Council Tax banded F.
- No onward chain.
- Three luxurious bathrooms with modern fittings and elegant tiling.
- Huge potential to develop the large loft space and the extensive basement (subject to regs).
- Modern gas central heating and majority timber double glazing.
- Open plan, extended dining kitchen with access to the rear terrace.
- Gorgeous south, south westerly facing garden overlooking the beautiful park.
- Desirable location close to the Universities, Hospitals and first class schooling for all age groups (both private and local authority).





with the more modern features that have been added over the years. Ranmoor is surely one of the Steel Cities most attractive and chic neighbourhoods where local amenities include bars, pubs and bistros rubbing shoulders with independent cafes and boutiques to create its own, unique feel. The Porter Brook winds its way through the scenic Endcliffe and Bingham Parks towards the city centre and can be followed up the Mayfield Valley into the glorious surrounding countryside which can literally be accessed from your own front door. At the weekend the parks also host a 'parkrun' that will be sure to get you out of your bed in the morning and after that you could perhaps while away your Saturday on the cosmopolitan Ecclesall Road which boasts a broad range of boutiques to explore or instead maybe visit one of the fashionable areas of Sharrow Vale or Broomhill where the wonderful array of restaurants and cafes provide an eclectic choice of culinary treats to satisfy most peoples palates.





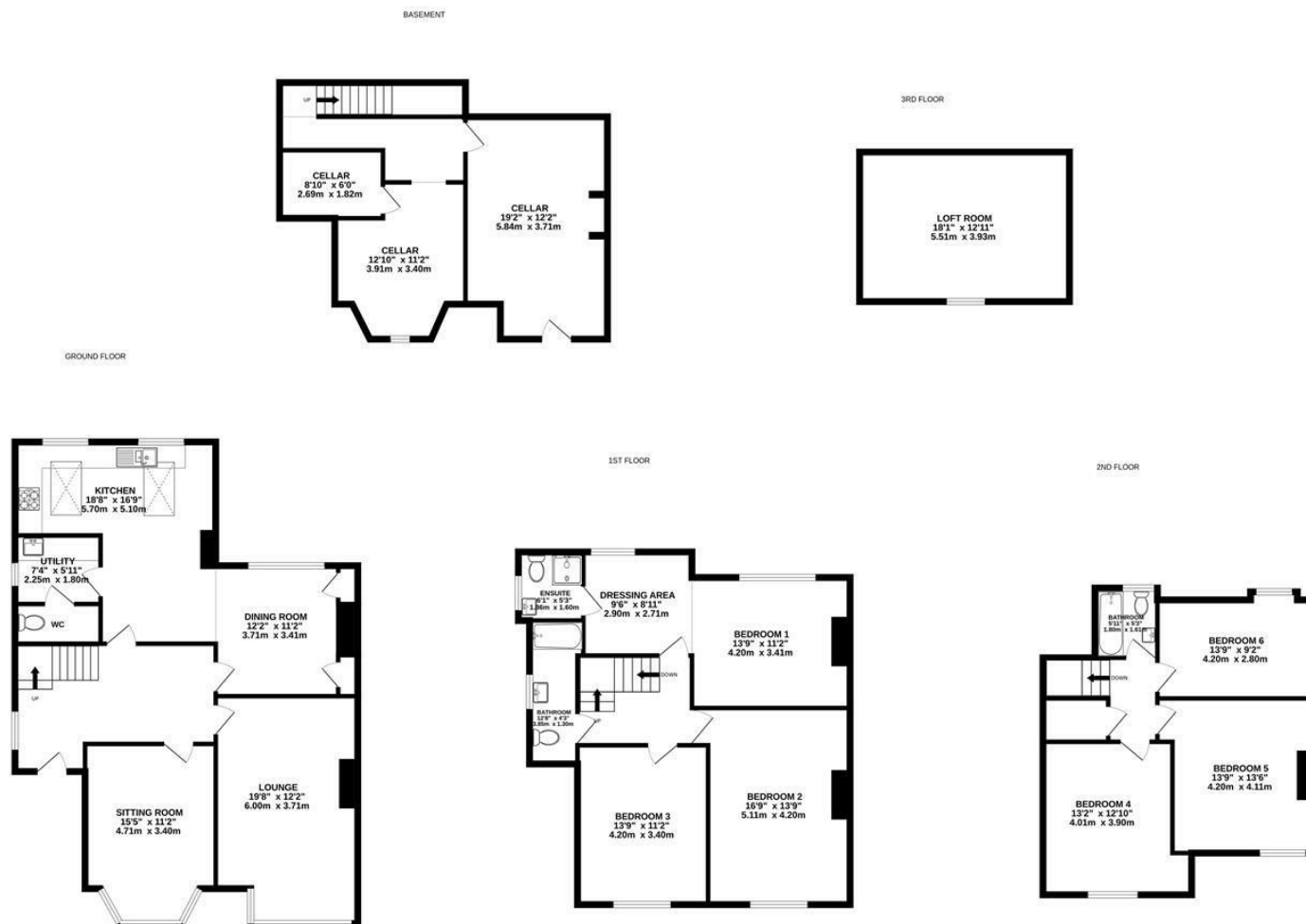












TOTAL FLOOR AREA : 3094sq.ft. (287.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.





**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

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