



263, Abbeydale Road South, Sheffield, S17 3LB

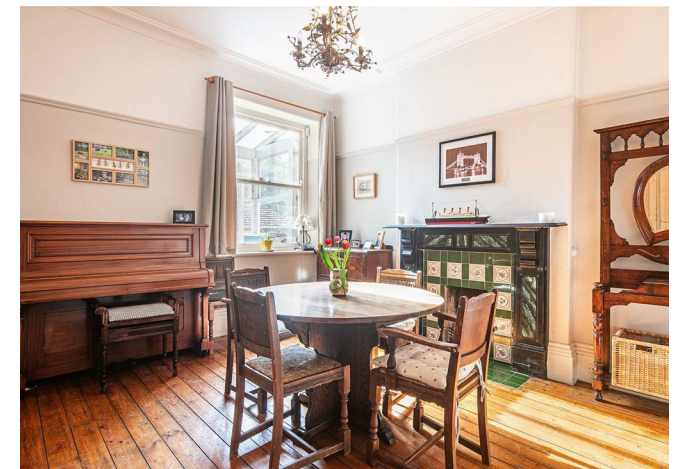
# 263, Abbeydale Road South

Sheffield, S17 3LB

## Description

This short run of period villas, that run from the close to the bottom of Dore Road to Beauchief Gardens, are classic examples of Victorian architecture. Stone built, with ornate bargeboards and having an amazing lay out including typically spacious rooms and high ceilings. There is even the potential here to develop the large cellars into additional accommodation if required (subject to regs). With an impressive 1768 square feet of accommodation (2408 including the cellars) laid out over three floors offering versatility in the way the rooms can be used and plenty of space for families and those who now spend some time working from home. The internal space is complemented by a quite lovely garden to the rear where there is a mature fig tree found on the rear elevation and areas of lawn and terraces to be used throughout the warmer months of the year. There is also off road parking at the front and a garage to the rear for further storage. The location is also an attractive feature with Dore and Totley being recently voted as some of the best places to live in the country by The Sunday Times. This very desirable neighbourhood literally offers everything that you could possibly require, there are some of the best local authority schools in the city found close by, a plethora of sporting facilities at Abbeydale Sports and Tennis Clubs, two challenging golf courses and a driving range and the woods that are found in front of the house and to the rear provide scenic walking trails that lead out into the surrounding countryside. For commuters, the close proximity of the station that provides links to town, Manchester, Manchester Airport via some of the pretty Peak Park villages is a major plus and there are also regular bus links running along Abbeydale Road into town.

- Six bedrooms providing plenty of room for home offices and dressing rooms if required.
- Superb sitting room with a slate fireplace framing the wood burner, sanded floorboards and modern sash windows in the bay.
- Dining room with further slate fireplace and sanded floorboards.
- Breakfast kitchen with Shaker units surmounted in black granite work surfaces and having a stable door to the side.
- Two bath/shower rooms including a large and luxurious family bathroom on the first floor and two separate W.C.'s.
- Hall with stained glass entrance and Lincrusta panels.
- Extensive cellarage providing huge potential for further development (subject to regs).
- Off road parking at the front leading to a garage and a pretty rear garden.
- Freehold.
- Gas central heating and majority timber double glazing combining to create an EPC rating of D60.



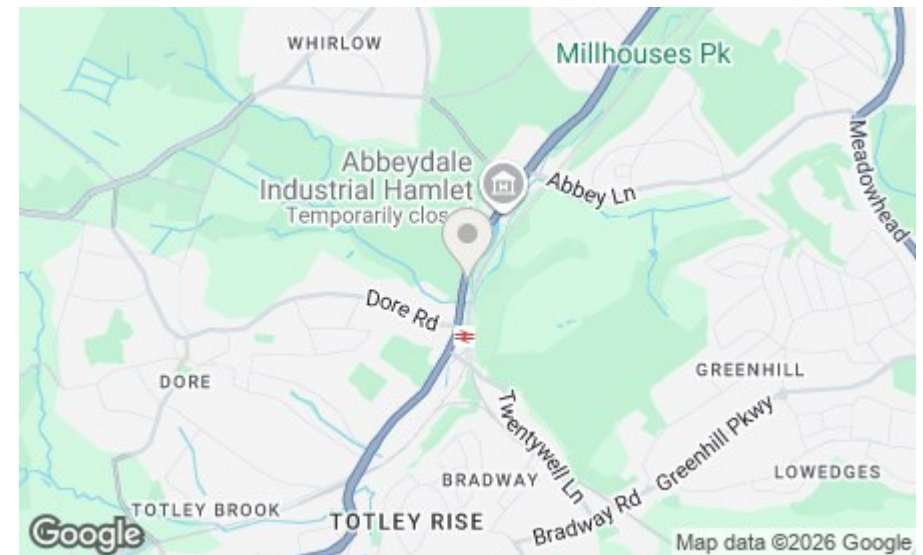




Total area: approx. 235.9 sq. metres (2539.1 sq. feet)

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

263 Abbeydale Road South



**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