



729, Ecclesall Road, Sheffield, S11 8TG

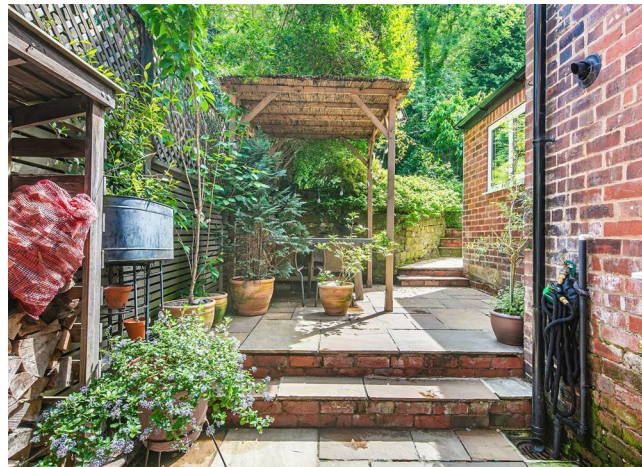
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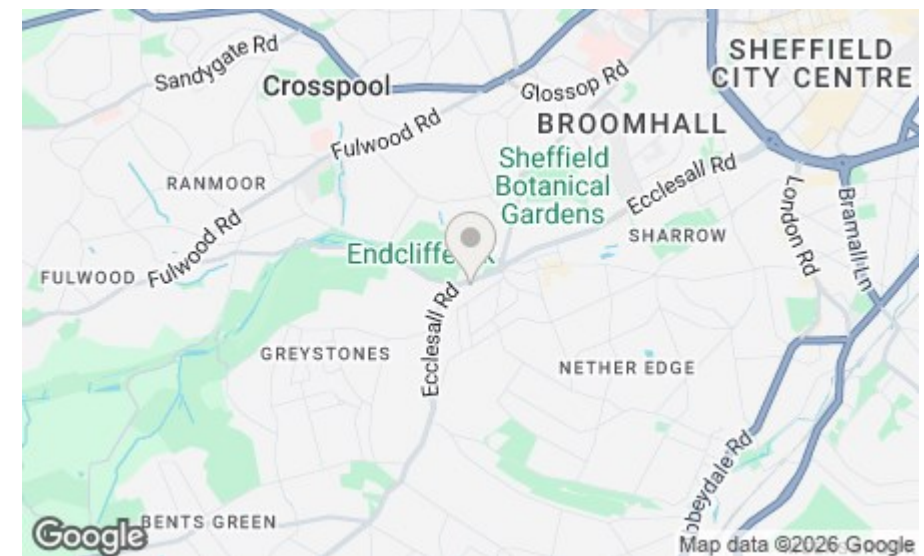
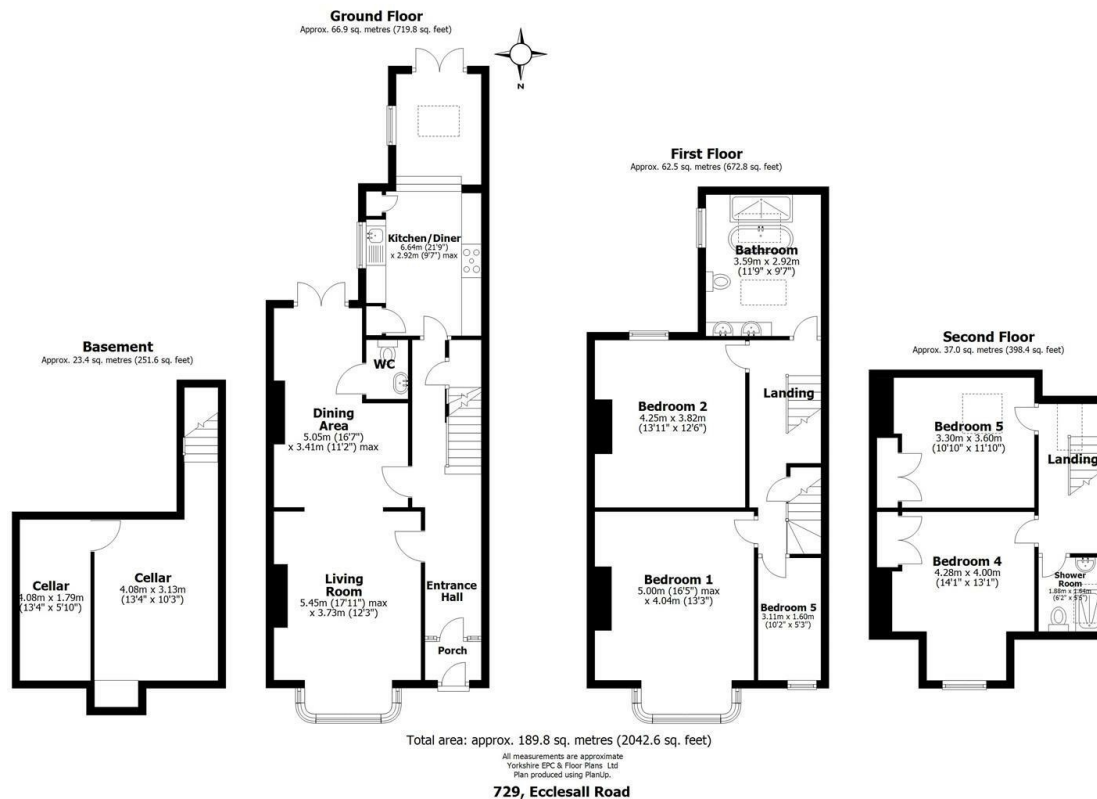
Description

You will love this bright and welcoming Edwardian home, with its elegant feel, original features and excellent proportions that includes over 1791 square feet of accommodation over three floors. This run of properties, between the Hunters Bar roundabout and the park, are hugely sought after and when you combine the excellent location, south facing aspect and the lovely aesthetics that the Edwardian architecture provides you will realise that this isn't just about the bricks and mortar, it is about a lifestyle choice. The property has been extended to the rear to form an open plan dining kitchen that boasts Quartz work surfaces and modern fixtures and fittings. The principal bathroom is a thing of beauty, with a walk in shower area, roll top bath and his and hers hand wash basins and there are numerous shutters in place which along with the pleasing décor help to give the property a bohemian feel. The property's prime location between the city and the beautiful Peak District is 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 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, Endcliffe Park has scenic trails, meandering along the Porter River, out into the beautiful surrounding countryside.

- Five bedrooms including four good doubles.
- Two luxurious bathrooms both with elegant tiling framing the modern suites.
- Open plan living room with French windows to the garden and a wood burning stove for that cosy feel in the winter months.
- Extended dining kitchen with modern fixtures and fittings including Quartz work surfaces.
- Entrance porch framed with stained glass, reception hall and separate, ground floor W.C.
- Cellars adding another potential 251 square feet of accommodation if developed or providing valuable storage solutions.
- South facing rear garden that includes areas of lawn and a covered seating/ BBQ area.
- 800 year lease from 1912 at an annual ground rent of £4 and Council Tax Band D.
- Superb location close to parks, schooling, independent bars, bistros and restaurants.
- Gas central heating and partial double glazing combine to produce an EPC rating of D67.







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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