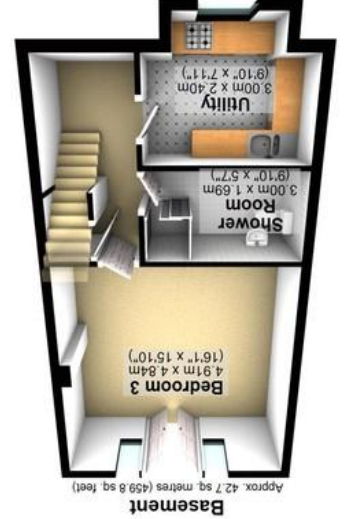
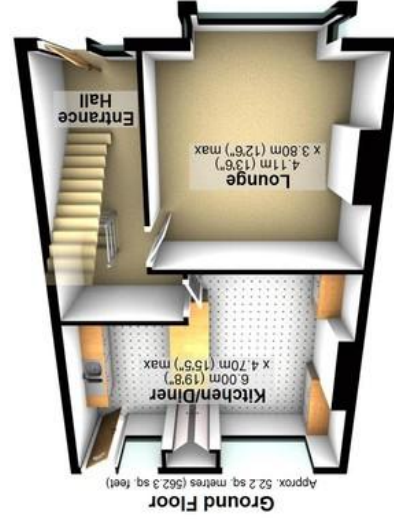
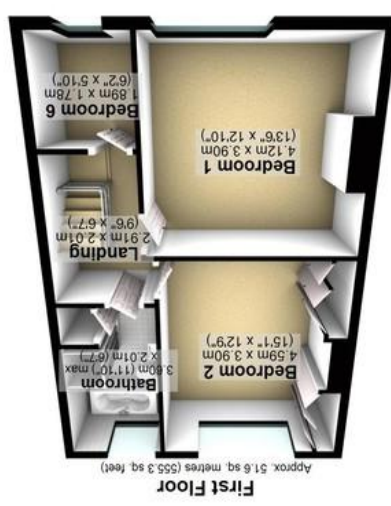
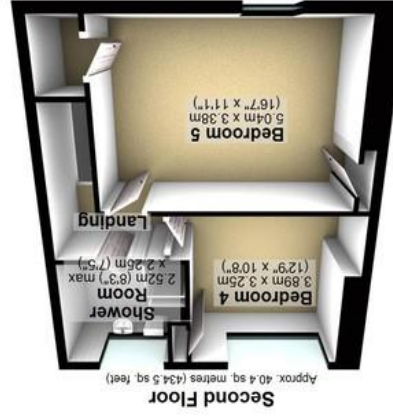


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Potential	Current
465	78
Very energy efficient - lower running costs (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
EU Directive 2002/91/EC www.epc4u.com	

Total area: approx. 186.9 sq. metres (2012.0 sq. feet)  
All measurements are approximate  
Plan produced using Planip.





82 Glenalmond Road | Ecclesall | Sheffield | S11 7GX

Property Tenure: Freehold

One of the most deceptive properties to come to market in recent years is this superb, beautifully presented, six bedroomed, five of which are doubles, three bathroomed, Edwardian terraced. With four floors of incredibly spacious and light accommodation that have been expertly developed and incorporate a lower ground floor self contained apartment style conversion that is perfect for the dependent relative, older child or could be used as an Air B and B. Enjoying some breathtaking views to the rear over the city skyline and towards Endcliffe park, number 82 is pitch perfect for the growing family market and simply must be viewed internally to be fully appreciated. Located towards the top of this incredibly popular residential road in the very heart of Sheffield eleven, within catchment for Ofsted rated excellent Greystones Juniors and High Storrs secondary schools, numerous local independent cafes, eateries and shops are a short stroll within Banner Cross, hospitals, universities and of course The Peak District is right next door.



### PROPERTY FEATURES

- STUNNING SIX BEDROOMED EDWARDIAN TERRACED
- FOUR FLOORS OF ACCOMMODATION TOTALLING AN IMPRESSIVE 2,012 SQ FEET
- LOWER GROUND FLOOR CONVERSION SELF CONTAINED APARTMENT
- INCREDIBLY RARE OPPORTUNITY TO MARKET
- PERFECT FOR THE GROWING FAMILY MARKET
- GREYSTONES PRIMARY AND HIGH STORRS SECONDARY SCHOOL CATCHMENTS
- HEART OF SHEFFIELD ELEVEN
- INCREDIBLE VIEWS TO THE REAR OVER THE CITY SKYLINE
- PEAK DISTRICT ON THE DOOR STEP
- FREEHOLD PROPERTY COUNCIL TAX BAND C

