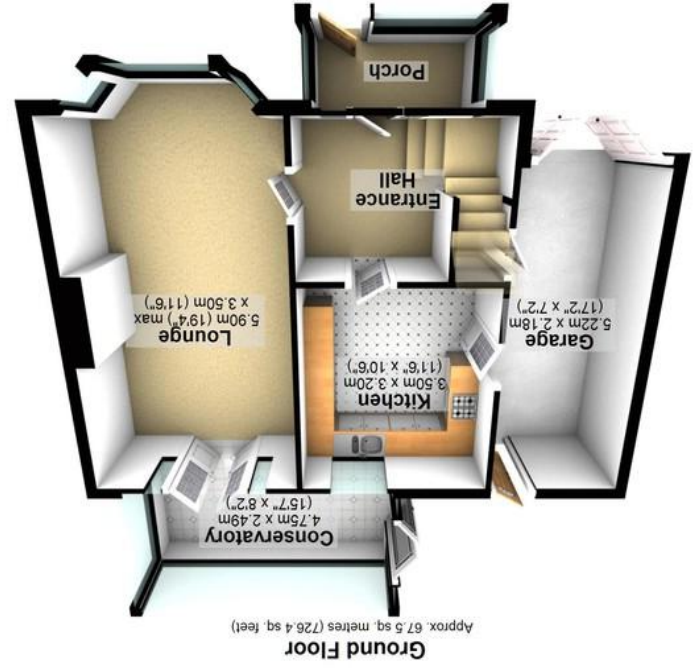
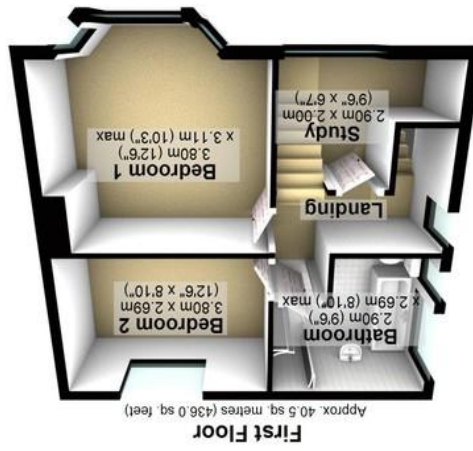
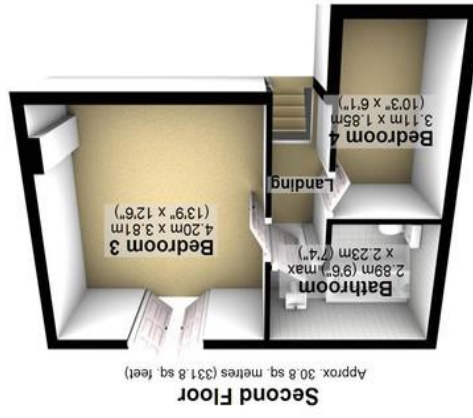


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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| Energy Efficiency Rating | |
|---|-----------|
| Potential | Current |
| 83 | 56 |
| England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs | |
| A (92+) | G (1-20) |
| B (81-91) | F (21-38) |
| C (69-80) | E (39-54) |
| D (55-68) | D (65-80) |
| E (39-54) | C (69-80) |
| F (21-38) | B (81-91) |
| G (1-20) | A (92+) |

Total area: approx. 138.8 sq. metres (1494.2 sq. feet)
All measurements are approximate
Plan produced using Planip.





99 Highcliffe Road | High Storrs | Sheffield | S11 7LQ Property Tenure: Leasehold

Enjoying some truly breathtaking views to both the front and rear is this superbly presented and very deceptive, four bedroomed, two bathroomed, larger than average semi detached family home. Located in unquestionably one of Sheffield's most sought after and desirable residential suburbs of High Storrs within catchment for Ofsted rated excellent Ecclesall primary and High Storrs secondary, numerous local amenities within Bents Green are a short stroll, woodland walks through the Porter valley are across the road and not forgetting The Peak District is right next door. Having been tastefully extended to the rear and loft to create accommodation spanning three floors that are framed by a master bedroom to the loft that benefits from its own en-suite, number 99 offers further opportunity to build out to the side with a double storey extension (subject to planning). Being of particular interest to the growing family market it's easy to say that viewing is absolutely essential to do full justice.



- PROPERTY FEATURES**
- FOUR BEDROOMED TWO BATHROOMED SEMI DETACHED
 - INCREDIBLE VIEWS TO BOTH THE FRONT AND REAR
 - LOFT MASTER BEDROOM WITH EN-SUITE FULL BATHROOM
 - OFF ROAD PARKING GARAGE FACILITY AND REAR PRIVATE GARDEN
 - WELL SOUGHT AFTER SUBURB OF HIGH STORRS
 - ECCLESALL PRIMARY AND HIGH STORRS SECONDARY SCHOOL CATCHMENTS
 - OPEN PLAN THROUGH SITTING AND DINING ROOM
 - PERFECT FOR THE GROWING FAMILY MARKET
 - FURTHER POTENTIAL TO EXTEND WITH A DOUBLE STOREY TO THE SIDE SUBJECT TO PLANNING

