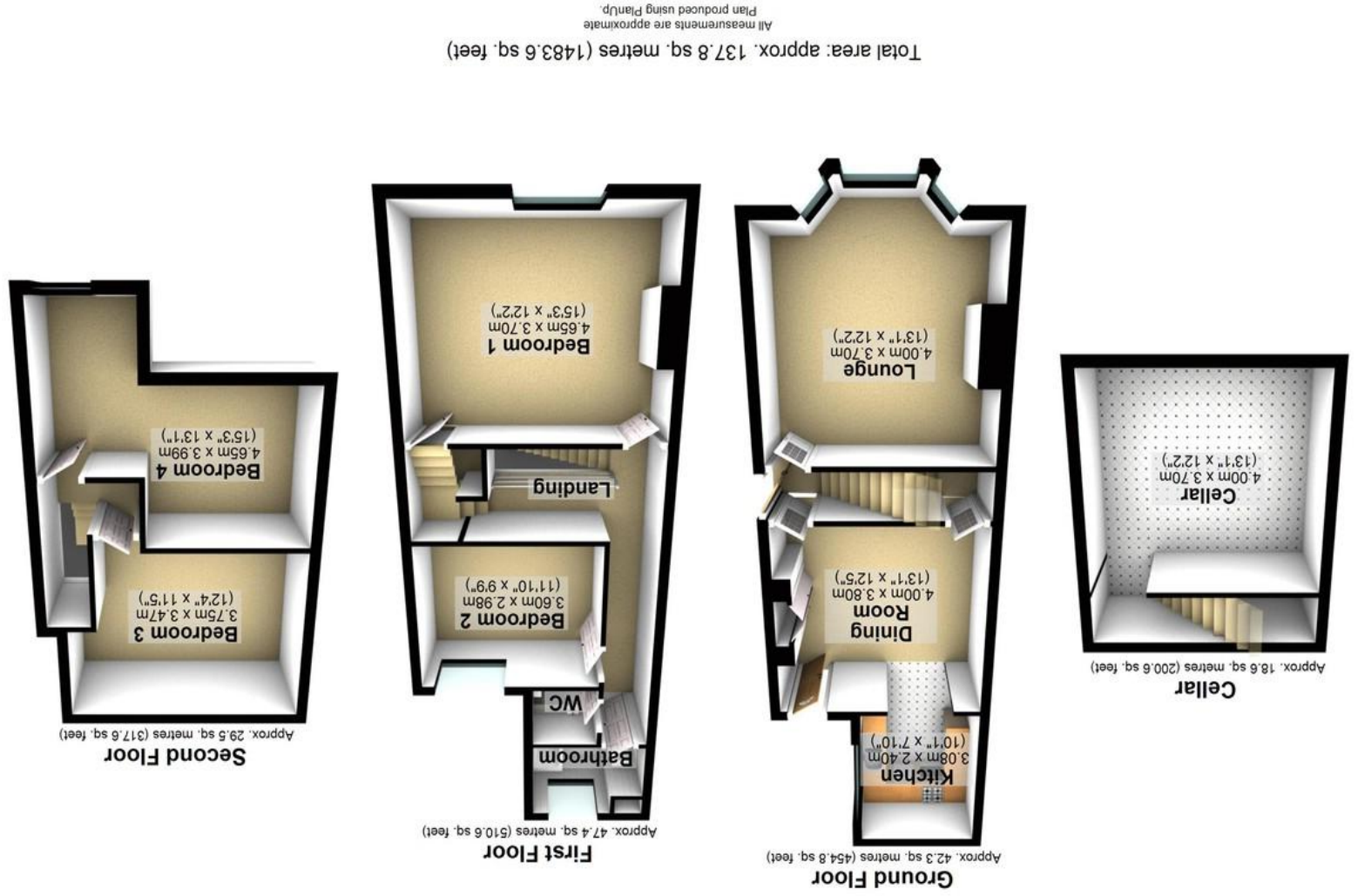


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating	
Potential	Current
73	47
England & Wales EU Directive 2002/91/EC www.epca.uk.com	





787 Ecclesall Road | Ecclesall | Sheffield | S11 8TH

**Property Tenure:** Leasehold

Standing in this elevated position and enjoying some fine views to both the front and rear together with ensuring a huge degree of privacy is this substantial, four double bedroomed, two bathroomed, bay windowed, stone fronted, Victorian villa terraced. Offering the largest style of terrace on the road that ensures an incredibly spacious and light feel throughout the three floors of accommodation that total an impressive 1,483 sq feet and allow further potential to convert the existing basement if required. With informal parking on a private road to the rear, double rear off shot and private garden this property is perfect for the family or professional couple alike. Located in the very heart of fashionable Ecclesall, Endcliffe park is a short stroll, independent cafes, eateries and shops, universities, hospitals are all close by and The Peak District is on the doorstep. Falling within catchment for Ofsted rated excellent Greystones Primary and High Storrs secondary it's easy to say that viewing is essential to fully appreciate this fabulous property



- PROPERTY FEATURES**
- STUNNING FOUR DOUBLE BEDROOMED PERIOD TERRACED
  - LARGEST STYLE OF VILLA ON THE ROAD
  - ELEVATED POSITION ENSURING PRIVACY AND FABULOUS VIEWS
  - PRIVATE INFORMAL PARKING TO THE REAR
  - THREE FLOORS OF ACCOMMODATION AND POTENTIAL TO CONVERT THE BASEMENT IF REQUIRED
  - GREYSTONES PRIMARY AND HIGH STORRS SECONDARY SCHOOL CATCHMENTS
  - UNIVERSITIES HOSPITALS AND ENDCLIFFE PARK A SHORT STROLL
  - PERFECT FOR THE FAMILY OR PROFESSIONAL COUPLE
  - VIEWING ESSENTIAL TO DO FULL JUSTICE
  - LEASEHOLD WITH 681 YEARS LEFT £6PA

