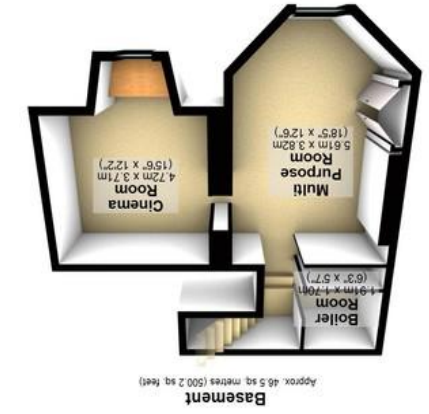
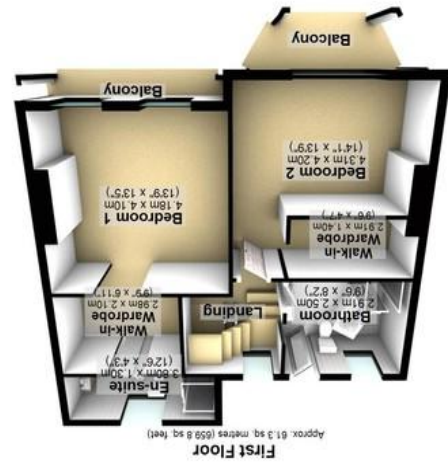
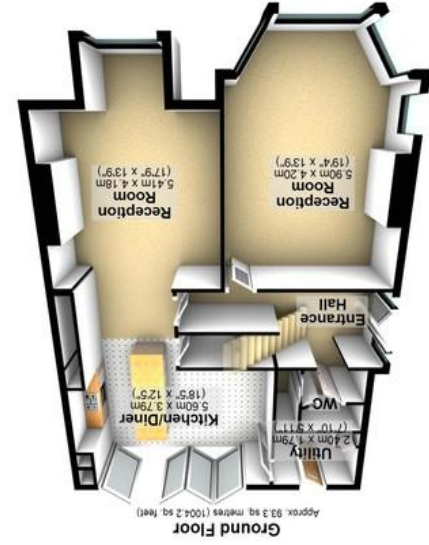


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	71
Potential	80

Total area: approx. 256.5 sq. metres (2760.8 sq. feet)
All measurements are approximate
Plan produced using Bluntop





207 Rustlings Road | Endcliffe Park | Sheffield | S11 7AD

Property Tenure: Leasehold

A once in a lifetime opportunity has arisen to purchase this absolutely outstanding, immaculately presented and very deceptive five bedroomed, three bathroomed, stone fronted semi detached family home. Standing in this elevated position ensuring a huge degree of privacy, towards the end of one of Sheffield's most iconic roads that enjoys cross park views over Endcliffe to the front and Bingham to the rear. With four incredible floors of accommodation totalling an impressive 2,760 sq feet, that have been created with the family market in mind. Number 207 enjoys the epitome of contemporary living combined with the original features, character and charm associated with a property from this era and simply must be viewed to be fully appreciated. With private rear garden, balcony access and finished with a real flare for design. Located within easy access to hospitals, universities, central Sheffield and the Peak District combined with Ofsted rated excellent schooling catchments this property is perfect for the growing family.



PROPERTY FEATURES

- FIVE BEDROOMED STONE FRONTED SEMI DETACHED
- ONCE IN A LIFETIME OPPORTUNITY TO PURCHASE
- FOUR FLOORS OF ACCOMMODATION TOTALLING 2.760 SQ FEET
- ELEVATED POSITION ENSURING PRIVACY AND FINE VIEWS
- PERFECT FOR THE GROWING FAMILY MARKET
- OFSTED RATED EXCELLENT LOCAL SCHOOLING CATCHMENTS
- CLOSE TO HOSPITALS UNIVERSITIES AND THE PEAK DISTRICT
- CROSS PARK VIEWS OVER ENDCLIFFE AND BINGHAM
- VIEWING A PRE REQUISITE TO SEE THE FINISH ON OFFER
- LEASEHOLD WITH 675 LEFT REMAINING COUNCIL TAX BAND F

