
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
72, Rivelin Park Road, Sheffield, S6 5GE

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Description

A superbly presented detached property that offers its owners a huge degree of privacy due to its excellent position at the end of Rivelin Park Road. With access to the picturesque woodland walks that lead along the valley and not far from excellent amenities in Stannington, Malin Bridge and Crookes. The property has a modern finish throughout its 1404 square feet of accommodation and features an external, home office/hobby room at the top of the tiered garden. The kitchen is large and beautifully appointed and the generous proportions continue through to the large living room. Externally there is gated off road parking for several vehicles, leading to a double garage which offers the potential for conversion into additional accommodation if required (subject to regs). The picturesque Rivelin Valley provides lovely walks along the river and valley floor and is the perfect backdrop to this elegant home.

- ELR Premium sale - Buyers fees of £595 including VAT apply.
- Modern building regs, heating and double glazing combine to produce an EPC rating of C71.
- Four bedrooms including one with access to a balcony.
- Large living room overlooking the garden.
- Modern kitchen with breakfast bar and contemporary tiling.
- Conservatory providing additional reception space.
- Family bathroom with a separate shower enclosure on top of a full suite.
- Landscaped, tiered garden with access to a home office/hobby room.
- Council Tax Band D and Freehold tenure.
- Gated off road parking for several cars and a double garage for storage, cars or providing potential for conversion (subject to regs).










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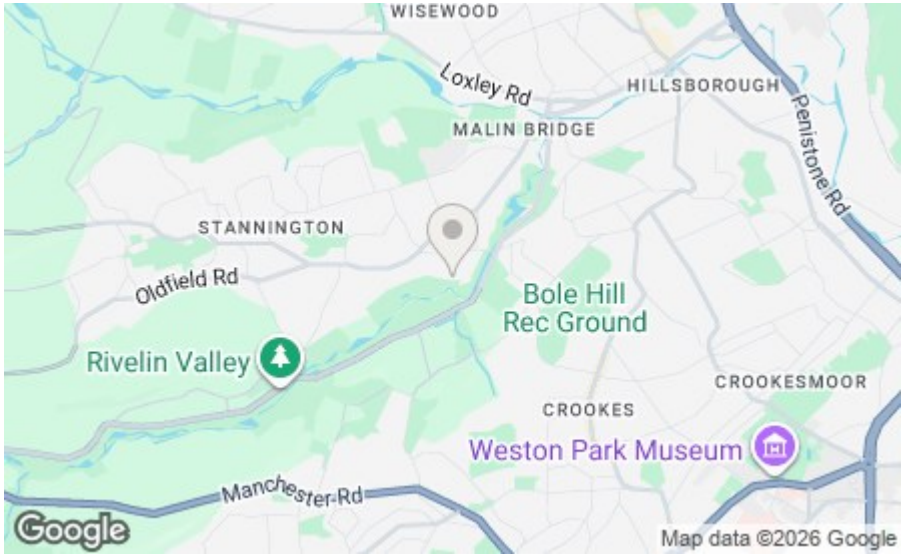


Total area: approx. 130.5 sq. metres (1404.7 sq. feet)

All measurements are approximate
For Identification purposes only
Yorkshire EPC & Floor PLans Ltd
Plan produced using PlanUp.

72 Rivelin Park Road





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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.