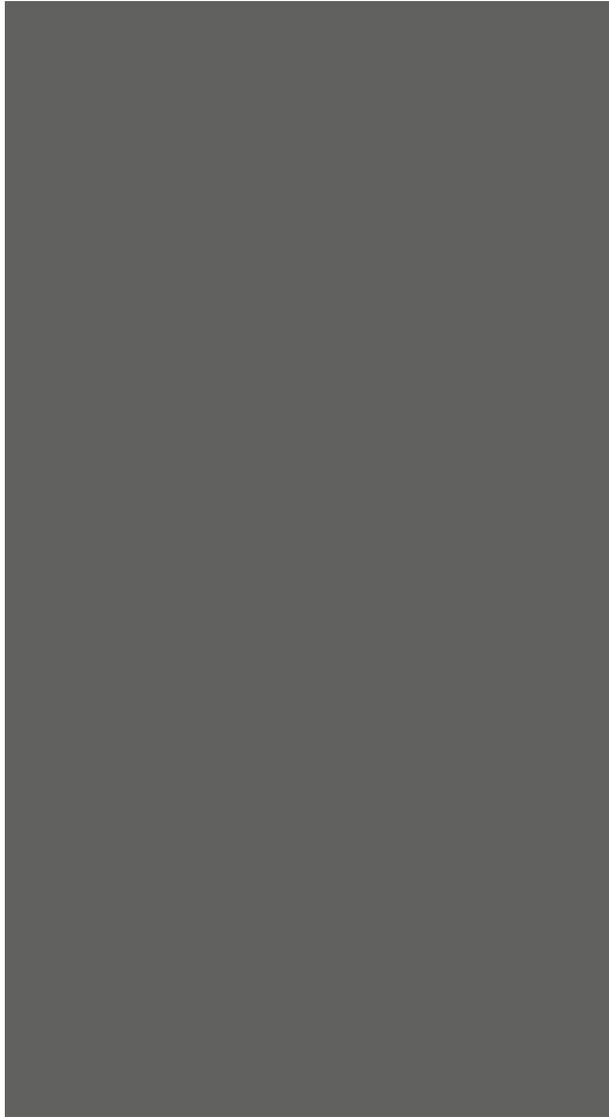




# 22, Clarendon Road

Sheffield, S10 3TR



- Planning permission granted for a single storey extension to the side and rear to create a fabulous, open plan, dining kitchen (23/01109/FUL).
- Gorgeous panelled dining room, the perfect setting for entertaining and Christmas.
- Kitchen with utility room beyond and planning permission granted to extend and create a fabulous space.
- ELR Premium Sale - Buyers fees of £595 including VAT will apply. Council Tax Band G and EPC rating D58.
- Four/five double bedrooms including two interlinking rooms and a spacious principal suite.
- Large sitting room offering excellent proportions and access to the rear garden.
- Two bathrooms, including one large ensuite and a separate, ground floor W.C.
- Cavernous loft space providing huge potential for redevelopment (subject to regs and further accommodation).
- Separate snug offering flexibility to perhaps be used as a home office if required.
- 800 year lease from 1909 at a nominal ground rent payable to the Sheffield Town Trust.

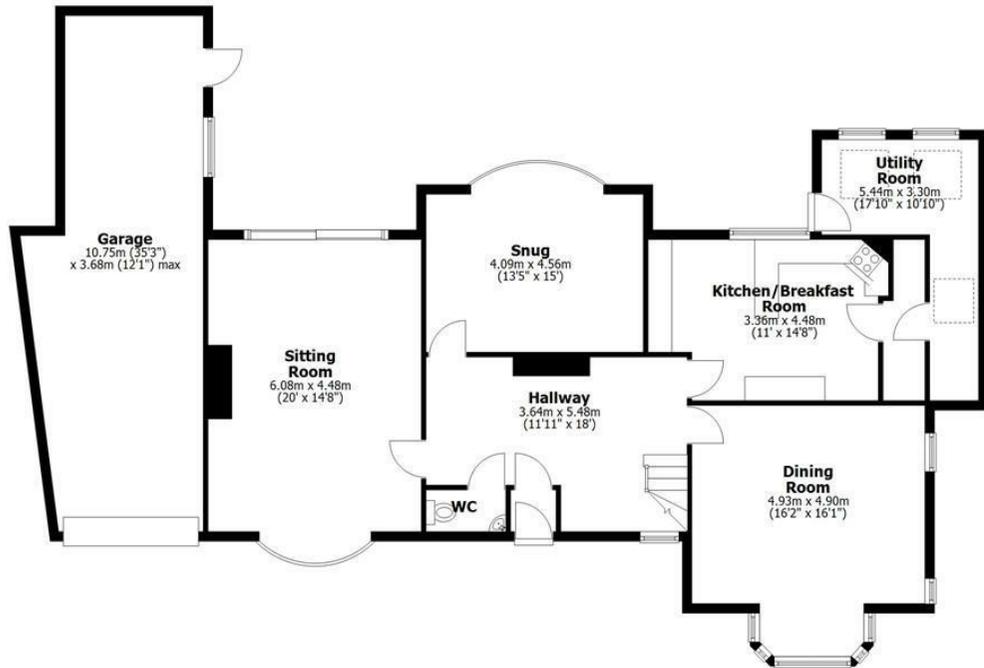




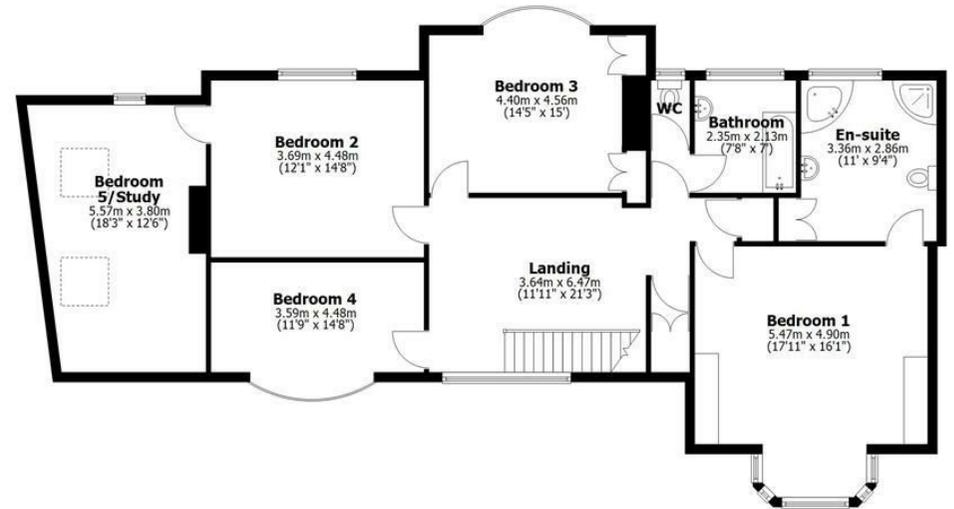




**Ground Floor**  
Approx. 152.2 sq. metres (1638.3 sq. feet)



**First Floor**  
Approx. 126.4 sq. metres (1361.1 sq. feet)



Total area: approx. 278.6 sq. metres (2999.3 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.  
**22 Claredon**

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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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.