

EADON
LOCKWOOD
& RIDDLE
ESTD 1840

27, Priory Road, Sheffield, S7 1LW

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Description

An imposing, stone built Victorian detached family home which offers 3875 square feet of accommodation laid out over four floors. The living space includes two large reception areas, a modern kitchen, two bathrooms and six/seven bedrooms that create plenty of space for large families or people who may spend some time working from home and require a home office (or two). There are further useable rooms in the basement, featuring direct access to the rear garden, which could be converted into an annexe for a dependent relative or perhaps be used as a rental studio to supplement ones income (subject to regs). This lovely property is situated on the cusp of both Sharrowvale and Nether Edge Village, a short walk away from the trendy bars, restaurants and cafes that combine to give the area its own, unique feel and there are a number of reputable schools found close by. Nether Edge Village has recently been voted one of the best places to live in the UK by The Sunday Times. The Village' has long been regarded as one of the cities most fashionable places to live and with the re-gentrification of Abbeydale Road bringing a host more bars, cafes and restaurants, to complement the existing core at its centre, the neighbourhood has expanded significantly in recent years and house prices have rocketed. The popularity of this fashionable neighbourhood shows no sign of slowing down and with 'national recognition' it is suggested that it won't slow down anytime soon and it is a great place to invest. With a close proximity to the main city hospitals and universities it is also home to a number of medics and academics and if you work in town then you can hop on a bus or ride your bike and be there in no time at all. This superb property offers the next owner the opportunity for further development and is available with no onward chain so don't hesitate in booking an early viewing.

- Six/seven bedrooms providing plenty of space for home offices if required.
- Large sitting room with bay window.
- Dining room/second reception room with Crittall type, concertina doors opening to the kitchen.
- Excellent kitchen with elegant Quartz work surfaces extending to a central island.
- Two modern bathrooms and two separate W.C's.
- Comprehensive basement rooms, with independent access to the rear garden, providing plenty of potential for the next owner.
- Block paved driveway providing off road parking for several cars and the potential for electric gates.
- Private and enclosed rear garden with terrace, lawn and access to the lower ground floor rooms.
- Freehold house with a small parcel of the garden on a long lease - 791 years from 1868 at an annual ground rent of £50.
- EPC rating D57, Council Tax Band F.







TOTAL FLOOR AREA: 3261sq.ft. (303.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fittings and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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