

22, Clarendon Road

Sheffield, S10 3TR

Description

market, demand for this area has always been location, close to the main city hospitals and universities, beautiful Mayfield Valley, it is very easy to see why. This gorgeous family home has everything going for it, with over 2788 square feet of accommodation, planning approval to it really does offer everything a family could require. Standing close to the bottom turn of Clarendon Road and so slightly elevated position from the road which amplifies the accommodate a large entertaining terrace, with central, the inside, the rather grand and welcoming reception hall features decorative wood panelling that rises to the galleried room. This well proportioned room, with elegant original flooring to complement the untouched panel work, is surely versatility in their use and plenty of space to spread out and a Off the first floor landing there are four/five bedrooms, ideal for those with children or providing versatility to those who may work from home, two bathrooms (one ensuite), a



- 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.



charming linen store and access into the loft space that provides potential for further development if so desired tandem, double garage has an inspection pit and there is off road parking for at least two cars. The property may does benefit from recently improved UPVC double glazing, with the latest in energy retaining glass, and there has the rooms have been re-plastered in the last two years. This really is a superb opportunity for one lucky buyer to blend the charming original features from the 1920's with more contemporary fittings to create the home of their dreams on this highly regarded and exclusive road.

ELR PREMIUM - IMPORTANT PLEASE READ:

ELR is marketing this property with the benefit of 'ELR

ELR has introduced ELR Premium to help reduce fall unnecessary sales process.

Purchasers will benefit from the pre sale buyers pack, possible before they agree to purchase.

Official Copy of the Register

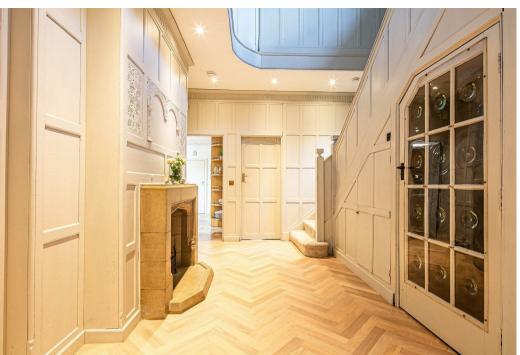
Water and Drainage Search*

environmental searches; we will add these to the pack as they become available)

significantly quicker than a 'normal sale'. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed. The searches, which can take up to five weeks, are ordered on successful buyer as part of their legal due diligence. the successful buyer enters into a Reservation Agreement (including VAT). This includes payment for the Information Pack and all the searches (which a buyer typically purchases separately after the sale is agreed). Upon receipt of the signed Reservation Agreement,

The reservation period is agreed upon at the time of sale













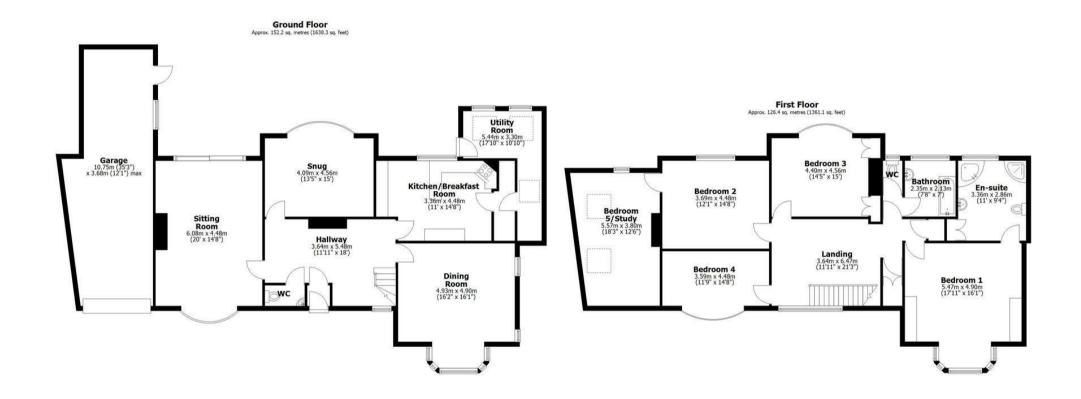












Total area: approx. 278.6 sq. metres (2999.3 sq. feet)

All measurements are approximate
Yorkshire EPC & Pior Plans Ltd
Plan produced using Plantip.

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.











Bakewell

3 Royal Oak Place Matlock Street Bakewell DE45 1HD T: 01629 700699 E: bakewell@elr.co.uk

Banner Cross

888 Ecclesall Road 33 Townh Banner Cross Sheffield Sheffield S11 8TP S17 3GD T: 01142 683388 T: 0114 2 E: bannercross@elr.co.uk E: dore@

Dore

33 Townhead Road Ma Sheffield Ho S17 3GD De T: 0114 2362420 T: 0 E: dore@elr.co.uk E: p

Hathersage

Main Road, Hathersage Hope Valley Derbyshire S32 1BB T: 01433 651888 E: peakdistrict@elr.co.uk

Rotherham

149 Bawtry Road Wickersley Rotherham S66 2BW T: 01709 917676 E: wickersley@elr.co.uk





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.