



18 Oakbrook Road
Endcliffe Park, Sheffield S11 7EA



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Endcliffe Park

Sheffield

Standing in an elevated position overlooking Endcliffe Park is this strikingly attractive five bedroomed double bay windowed Edwardian family home. Having skillfully arranged accommodation set over three floors No 18 retains many original features and much of its early 20th Century charm. The property has gas fired central heating, double glazing, driveway, garage / cellar area and delightful landscaped rear garden with lawn and York stone flagged entertainment terrace.

The position of this property opposite Endcliffe Park is brilliant for those who like meandering through the stunning green areas that dominate the south westerly suburbs and offer a footpath through to Ecclesall Road and its wide range of amenities and also out to the open countryside. Having sought after school catchment and within easy access of the principal Hospitals and Universities the accommodation comprises; entrance hall, bay windowed sitting room, breakfast kitchen with integrated appliances, rear lobby, cloakroom and dining room with doors to the garden. To the first floor, three bedrooms and bathroom. To the second floor bedrooms four and five with "Jack & Jill" en suite shower room.





The Accommodation Comprises

Original panelled front entrance door with original leaded lights top section and matching sections either side and over opens through in to the

Entrance Hall

A good sized entrance hall which the original staircase with handrail and " Art & Crafts" open spindle rising to the first floor, wood effect flooring, radiator, coving , cloaks area to the rear and original panelled door opens through in to the

Superb Bay Windowed Sitting Room

A delightful sitting room that has a front facing walk in double glazed bay window with original leaded lights to the top overlooking Endcliffe Park. Radiator, coving to the ceiling and a cast iron decorative chimney breast.

Breakfast Kitchen

Accessed from the entrance hall the breakfast kitchen has a good range of wall and base units, work surfaces, tiled splash backs and inset stainless steel sink and drainer with mixer tap set beneath a side facing UPVC double glazed window. Space for table, radiator UPVC entrance door with double glazed top section and plumbing for dishwasher. Built in four ring gas hob and Neff electric fan assisted oven and grill, open hatch to the breakfast / dining room, cupboard housing the Worcester gas fired combination central heating boiler and door to the

Rear Lobby

Having plumbing for washing machine, space for Fridge / Freezer, side UPVC double glazed window and door to the

Cloakroom

With suite in white comprising of pedestal wash hand basin and dual flush WC. Rear facing UPVC double glazed obscured window.

From the entrance hall access to the

Breakfast / Dining Room

A good sized breakfast room having ample room for table which has a rear facing UPVC walk in box bay window with central doors to the private rear garden, radiator, picture rail and coving to the ceiling.



Door to the rear of the entrance hall to the

Cellar Head

With steps leading down to a cellar area with access through to the

Garage

Having twin doors to the front.

From the entrance hall original staircase with handrail and "Art & Crafts" open spindle rises to the

First Floor Landing

Having staircase rising to the second floor and doors to all first floor rooms.

Double Bedroom One

A superb double bedroom that has a front facing walk in double glazed bay window with leaded stained top sections which enjoys lovely views over Endcliffe Park. There is a further UPVC double glazed window with leaded stained top section, two radiators and coving to the ceiling.

Bedroom Two



A second bedroom having a side facing UPVC double glazed window, radiator and built in storage cupboard.

Lobby way to the rear of the landing with access to

Double Bedroom Three

A third bedroom having a rear facing UPVC double glazed window with attractive views of the garden.

Bathroom

With suite in white comprising of; bath, dual flush WC and pedestal wash hand basin. Shower cubicle with Grohe shower, heated chrome towel rail, radiator, rear and side UPVC double glazed obscured windows and wall mounted hotel style hairdryer.

From the entrance hall staircase rises to the

Second Floor

Having at landing level a rear Velux window, eaves access and accommodation which comprises of

Bedroom Four

Having a side facing UPVC double glazed window, radiator and wardrobes to one wall. Door to

"Jack & Jill" En Suite Shower Room

Pedestal wash hand basin and low flush WC. Shower cubicle with Aquatronic shower, radiator, recess lighting, hatch to loft and door to

Bedroom Five

Having a front facing Velux, radiator and door to the landing.

Outside

Outside gates give access on to a driveway with steps leading up to the front door.

Side passageway leads to the rear, where there is a York stone flagged entertainment terrace and steps that lead up to a shaped lawn. The garden is bordered by mature shrubs, bushes and trees which give an established and private feel.

Tenure

The property is Freehold.

Viewing

Contact Evans Lee on (0114) 230 96 44 or info@evanslee.co.uk



18 OAKBROOK ROAD

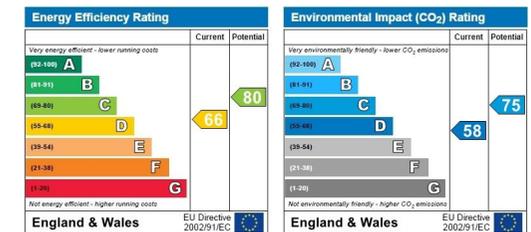
APPROXIMATE GROSS INTERNAL AREA = 162.2 SQ M / 1745 SQ FT
 CELLAR / GARAGE = 24.4 SQ M / 263 SQ FT
 TOTAL = 186.6 SQ M / 2008 SQ FT
 (EXCLUDING EAVES)



Illustration for identification purposes only, measurements are approximate, not to scale.

Property Misdescriptions Act

This brochure has been prepared under the guidelines of The Consumer Protection from Unfair Trading Regulations 2008 and subsequently approved by the vendor. However, we would strongly recommend that any potential purchaser carries out their own investigations as to the accuracy of the information provided, prior to purchase.



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