

56 Endcliffe Hall Avenue, Endcliffe, Sheffield, S10 3EL
£950,000



56 Endcliffe Hall Avenue, Endcliffe, Sheffield, S10 3EL

£950,000

Council Tax Band: G

A breathtaking property, designed by the renowned modernist architect Peter F Smith, this larger than average six/seven double bedroom, two bathroom property is sure to be of interest to families with space and style in mind. Retaining many original features from the 1960's, this stunning home enjoys a unique layout and is bursting with natural light throughout. Located on a quiet plot in the heart of leafy Endcliffe, the home enjoys a spacious garden to the rear backing onto woodlands and has recently undergone a scheme of modernisation including a new roof and heating system, yet still offers the discerning purchaser the chance to put their own stamp on! Situated close to a wealth of shops, cafes and amenities including popular local schools, there are also regular bus routes nearby giving easy access to the Universities and Hospitals. In brief, the property comprises; Entrance porch, entrance hallway with staircase descending to the lower ground floor, open plan living/dining/kitchen space with direct access to the balcony, a versatile sitting room/office, separate wc and access to the double garage. To the lower ground floor there is a hallway with access to the gardens, six double sized bedrooms (the master with en-suite bathroom) and a family bathroom. Outside, there is a double driveway to the front of the property and steps descend to the rear, where there is a spacious lawned garden with patio area. With double glazing, a warm air heating system and solar panels fitted to the roof. A viewing is absolutely imperative to appreciate the quality of accommodation on offer, contact Archers Estates to book your viewing today! Freehold tenure, council tax band G.

Entrance Porch

Access to the property is gained through a front facing entrance door which leads to the porch. Having tall double glazed windows, a high sloping timbered ceiling, exposed brickwork and a further door leading to the entrance hallway.

Entrance Hallway

A bright, spacious and inviting entrance hallway which has doors leading to rooms on this level and a staircase descending to the lower ground floor level. With tall windows to the front and rear bringing much light into the room, solid wood flooring, a cloaks cupboard and doors leading to rooms on this level.

Separate WC/Cloakroom

Having a low flush wc, pedestal wash basin and a tiled recess off with space for the washing machine and tumble dryer.

Open Plan Living/Dining/Kitchen Area

A bright, spacious and inviting living space which has a high sloping timbered ceiling. There is a dining area with tall double glazed window and ample space for a table and chairs, a raised step opens to the living area which has plenty of space for seating furniture, tall side facing double glazed windows with doors leading to the balcony and rear/side facing double glazed windows bringing much light into the area and giving fine views over the gardens. The room opens to the kitchen area, which offers the purchaser the chance to alter to their own taste having fitted base units with a laminate worksurface incorporating a stainless steel sink and drainer unit. With space for a cooker, fridge freezer and a dishwasher, solid wood flooring and a side facing double glazed window.

Balcony

Accessed from the living room, the balcony enjoys a southerly facing outlook over the gardens and has a glass balustrade.

Sitting Room/Office/Occasional Bedroom

A cosy and versatile room which is accessed off the hallway having a rear facing double glazed window, attractive parquet flooring and a high sloping timbered ceiling.

Double Garage

A spacious double garage which has ample storage space, an up and over door to the front and houses the meters/solar panel units. With power and lighting.

Lower Ground Floor Hallway

Steps descend from the ground floor hallway and lead to the lower ground floor hallway, which has tall and wide double glazed windows looking over the gardens, a glazed door leading to the patio/garden area, a cupboard housing the recently installed warm air boiler and a further linen cupboard. Doors lead to all rooms on this level.

Master Bedroom

A spacious master bedroom which has rear facing double glazed patio doors opening to the garden and fitted wardrobes.

En-Suite Shower Room

Having a coloured suite which comprises of a shower cubicle, pedestal wash basin and a low flush wc. With stylish original tiling to the walls, a side facing double glazed window and a ceramic tiled floor.

Bedroom Two

The second bedroom is a double sized room which has solid wood flooring and a side facing double glazed window.

Bedroom Three

Another double sized bedroom which has a tall side facing double glazed window and door unit giving access to the garden area, a further double glazed window to the opposite side and ample space for bedroom furniture.

Bedroom Four

A spacious double sized bedroom which has a rear facing double glazed window overlooking the rear garden and a deep walk in storage cupboard.

Bedroom Five

Another spacious double sized bedroom which has a side facing double glazed window and fitted wardrobes.

Bedroom Six

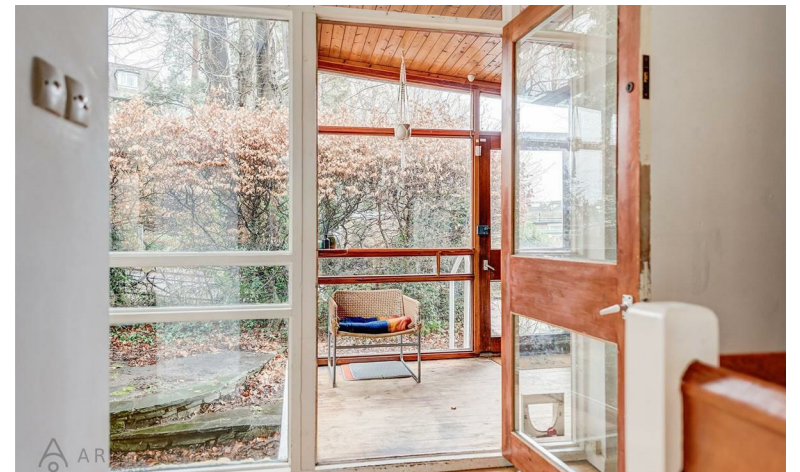
This room could also be used as a study if required, having a side facing double glazed window.

Family Bathroom

Having a modern styled suite comprising of a panelled bath with shower over, a pedestal wash basin and a low flush wc. With partially tiled walls and wood effect vinyl flooring.

Outside

To the front of the property a double driveway leads to the garage and there is a tiered crazy paved area with tall trees and shrubs surrounding for additional privacy. To the side of the property steps lead down to the rear where there is a spacious landscaped garden with patio areas, a large lawned area and mature trees/shrubs. The garden backs onto protected woodlands giving an area of privacy and there are fences to each side.



Lower Ground Floor



Ground Floor



Main area: Approx. 230.1 sq. metres (2476.7 sq. feet)
 Plus balconies, approx. 4.7 sq. metres (50.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Plan produced using PlanUp.

56 Endcliffe Hall Avenue, Sheffield

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	