

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and potential buyers/tenants are advised to recheck the measurements. has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

England & Wales		England & Wales	
EU Directive 2002/91/EC	Current	EU Directive 2002/91/EC	Current
	Potential		Potential
Very environmentally friendly - lower CO ₂ emissions		Very energy efficient - lower running costs	
(92-100) A		(72-100) A	
(81-91) B		(61-91) B	
(69-80) C		(50-60) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		Not environmentally friendly - higher CO ₂ emissions	
58		59	
84		83	





124 Oakbrook Road | Hangingwater | Sheffield | S11 7ED Property Tenure: Leasehold

Standing in this elevated position ensuring not only privacy but fantastic views over the park is this superbly presented and very deceptive four double bed roomed, double rear off shot, bay windowed, period Victorian terraced property. With accommodation spanning over four floors and a unique ground floor layout that offers a great open plan feel number 124 will appeal hugely to the family market together with the professional couple. Stood back from the road the property enjoys a peaceful setting away from the hustle and bustle yet within a short stroll to the buzzing shopping parade on Oakbrook Road, Sharrowvale and Ecclesall Road with there array of independent cafes, restaurants and boutiques. Endcliffe park is literally on the door step and the university, Hallamshire hospital and of course not forgetting The Peak District are also close to hand. Viewing is strongly advised to fully appreciate this super spacious, tastefully finished property.



PROPERTY FEATURES

- OFSTED RATED EXCELLENT SCHOOLS
- ELEVATED POSITION ENSURING PRIVACY TO THE FRONT
- FANTASTIC VIEWS OVER THE PARK AND TOWARDS THE PEAK DISTRICT
- FOUR SPACIOUS FLOORS OF ACCOMMODATION WITH A BASEMENT CONVERSION
- UNIQUE OPEN PLAN GROUND FLOOR LAYOUT
- HEART OF THIS WELL SOUGHT AFTER LOCATION WITHIN A FEW STROLLS TO THE PARK
- CLOSE TO THE HALLAMSHIRE HOSPITAL AND UNIVERSITIES
- ADDITIONAL UTILITY ROOM AND STORAGE TO THE REAR

GUIDE PRICE £350,000-£360,000

