



## Unique Period Property For Sale

8,942 Sq Ft (830.71 Sq M)

- Popular residential area
- In need of restoration
- Large stone Victorian property with attractive garden



# Unique Period Property For Sale

## 8,942 Sq Ft (830.71 Sq M)

### Location

Oakholme Road lies within the heart of the popular Endcliffe suburb of Sheffield, between Broomhill and Ecclesall areas of the city. This location is very popular for period style housing as well as numerous buildings linked to the University of Sheffield, Sheffield Teaching Hospitals and local businesses.

This property offers an ideal setting, with excellent connectivity to the city centre, major road networks, and public transport and is surrounded by green spaces, cafes, shops, and restaurants.

### Description

This property comprises a detached period building, with several outbuildings, on a substantial site area.

The property would require significant internal repair however the 19th century features, slate roof, and large grounds make this an attractive development opportunity, subject to any necessary planning consents.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Basement	1,082	100.52
Ground Floor	2,304	214.04
1Floor	2,375	220.64
2Floor	2,339	217.29
GF Stores	842	78.22
<b>TOTAL</b>	<b>8,942 SQ FT</b>	<b>830.71 SQ M</b>

### Terms

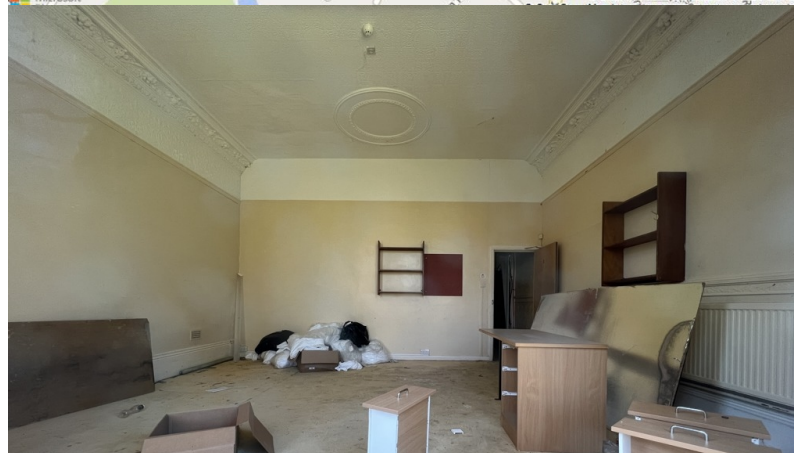
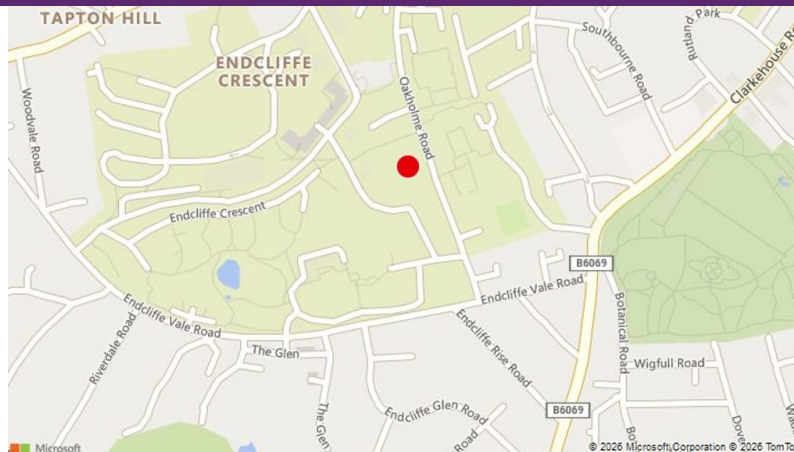
The property is available at a quoting purchase price of £995,000.

### VAT

This property has not been elected for VAT therefore VAT is not applicable to the purchase price.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP  
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