



24 The Glen, Endcliffe Vale Road, Sheffield, S10 3FN

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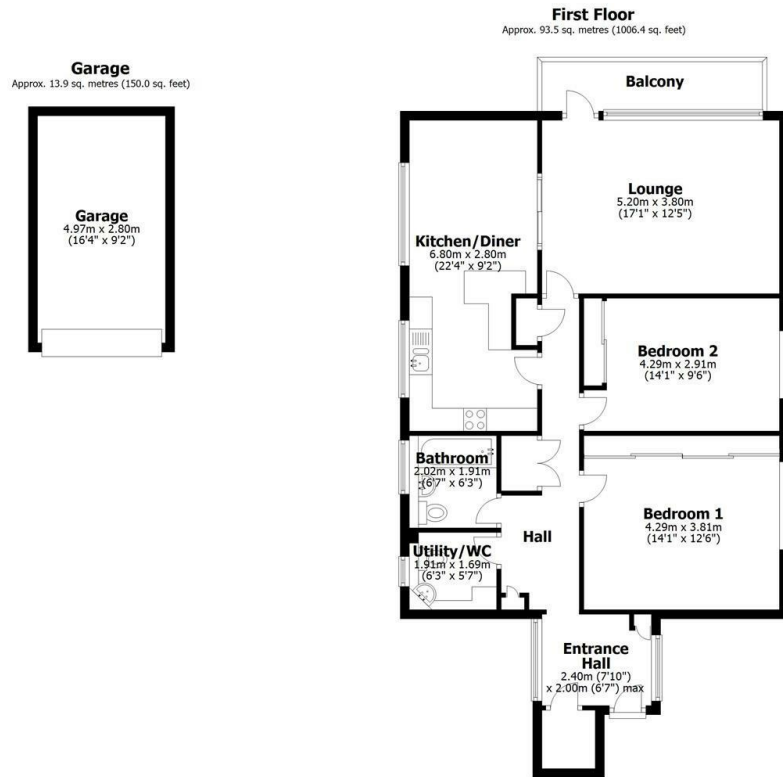
## Description

A larger than average, first floor apartment that forms part of this popular development from the late 1960's. Being situated on the first floor and at the rear of the development and therefore enjoying one of the finest outlooks over the gorgeous, communal grounds. The property has been modernised to a high standard and includes an open plan dining kitchen that was installed by Mark Bujko Designs of Nether Green and also features contemporary fittings in the bathroom. Both bedrooms are good doubles and have fitted wardrobes and there is additional storage found in three cupboards located on the hall. The stunning grounds that are criss crossed with walking trails descending to a feature pond on the borders of Endcliffe Park are complemented by a generous, south facing balcony that is situated off the spacious sitting room. All in all this is a fabulous apartment that enjoys a complementary setting in beautiful, well maintained grounds. There is a single garage (measuring 9.2 x 16.4) accessed from the eastern driveway to the site and ample off road parking for resident and visitors.

- Two good double bedrooms, both with a comprehensive range of fitted wardrobes.
- Luxurious bathroom with elegant tiling and a separate W.C./utility room.
- South facing sitting room with good proportions and a lovely view.
- Private, south facing balcony overlooking the immaculate communal grounds that make this development so popular.
- Open plan dining kitchen with modern kitchen by Mark Bujko Designs
- Wide and welcoming reception hall with a dual aspect flooding the internal landing with natural light.
- Off road parking and a single garage (number 24), located on the eastern side of the site
- Annual service charge of approx £1950 and £45 per year ground rent.
- No chain and a 199 year lease from 1969.
- Gas central heating via a Worcester boiler, full UPVC double glazing, Council Tax Band - C and EPC rating C72..







Total area: approx. 107.4 sq. metres (1156.4 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.



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