



WHITEHORNES

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0114 268 8533
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www.whitehorses.com

12 Kingsley Park Grove, Ecclesall

Sheffield

Offers in Region of £550,000

12 Kingsley Park Grove

Ecclesall, Sheffield

An incredibly rare opportunity has arisen to purchase this superb five bedroom, bay window, semi-detached home. Quietly tucked away on this no through cul de sac within the very heart of ultra popular Ecclesall the property offers up three spacious floors of accommodation that total an impressive 2,089 sq feet. With the huge benefit of no upward chain and vacant possession there is huge potential to further extend the existing footprint as neighbouring properties have done so (subject to planning). Benefitting from ample off road parking, detached single garage and absolutely fabulous rear larger than anticipated private sunny garden. Allowing the new buyer huge scope to create a forever personalised forever home it goes without saying that viewing is absolutely essential to fully appreciate the size on offer by this wonderful property. Falling within catchment for excellent local schools including Dobcroft infants/juniors Council Tax band: E

Tenure: Freehold

- FABULOUS FIVE BEDROOM BAY WINDOW ARTS AND CRAFT STYLE SEMI DETACHED HOME
- INCREDIBLY RARE OPPORTUNITY TO MARKET AND AVAILABLE WITH NO UPWARD CHAIN INVOLVED
- QUIET CUL DE SAC ROAD IN THE VERY HEART OF ULTRA POPULAR ECCLESALL
- THREE FLOORS OF ACCOMMODATION TOTALLING 2,089 SQ FEET
- EXCELLENT SCHOOLING CATCHMENTS INCLUDING BOTH DOBCROFT AND SILVERDALE SECONDARY
- INCREDIBLE REAR PRIVATE LARGER THAN EXPECTED SUNNY FAMILY GARDEN
- CLOSE TO NUMEROUS AMENITIES ECCLESALL WOODS



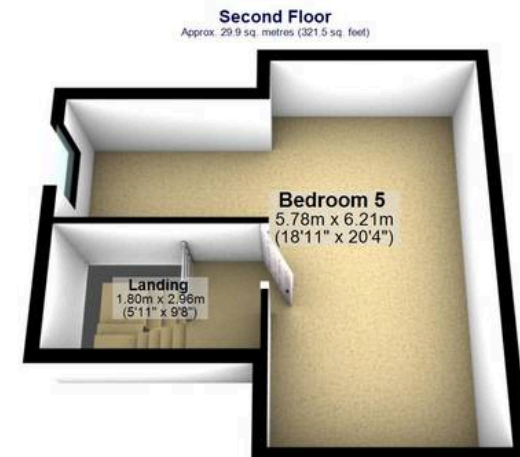
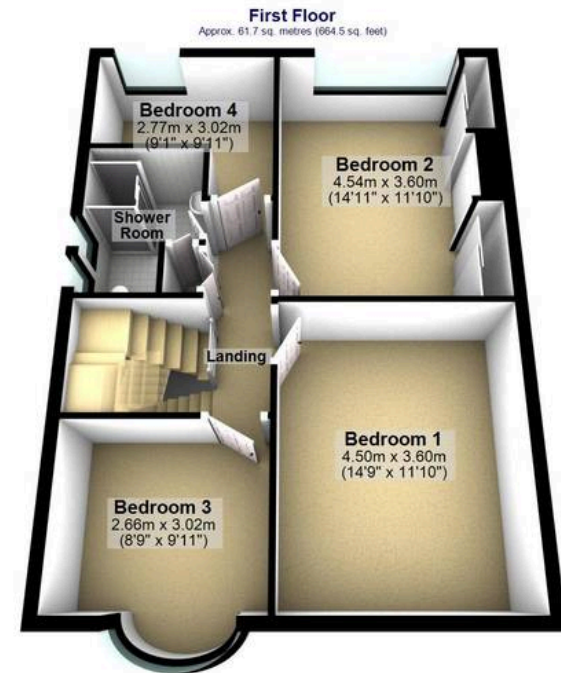




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Total area: approx. 194.1 sq. metres (2089.0 sq. feet)

All measurements are approximate
Plan produced using PlanUp.