



**WHITEHORNES**

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0114 268 8533  
info@whitehornes.com  
www.whitehornes.com

**7 Rosedale Gardens, Ecclesall**

Sheffield

**Guide Price £250,000 - £260,000**

# 7 Rosedale Gardens

Ecclesall, Sheffield

Presenting this well-presented and proportioned three-bedroom bay windowed semi-detached home, located on a quiet, little known road away from the hustle and bustle. Situated in an area with a residents' parking scheme, there is also potential to create off-road parking, subject to planning permissions, making it ideal for those seeking a blend of convenience and peacefulness in the heart of this well sought after suburb of Ecclesall. Available to market with no onward chain and immediate vacant possession, this property offers an opportunity for those looking to move swiftly and miss the stamp duty rise in April. The home falls within excellent schooling catchments, including Hunters Bar Juniors and High Storrs Secondary, making it a desirable option for families. Just a short stroll away, residents can enjoy the fashionable amenities of Ecclesall Road and Sharrow Vale, boasting independent

Council Tax band: B Tenure: Leasehold

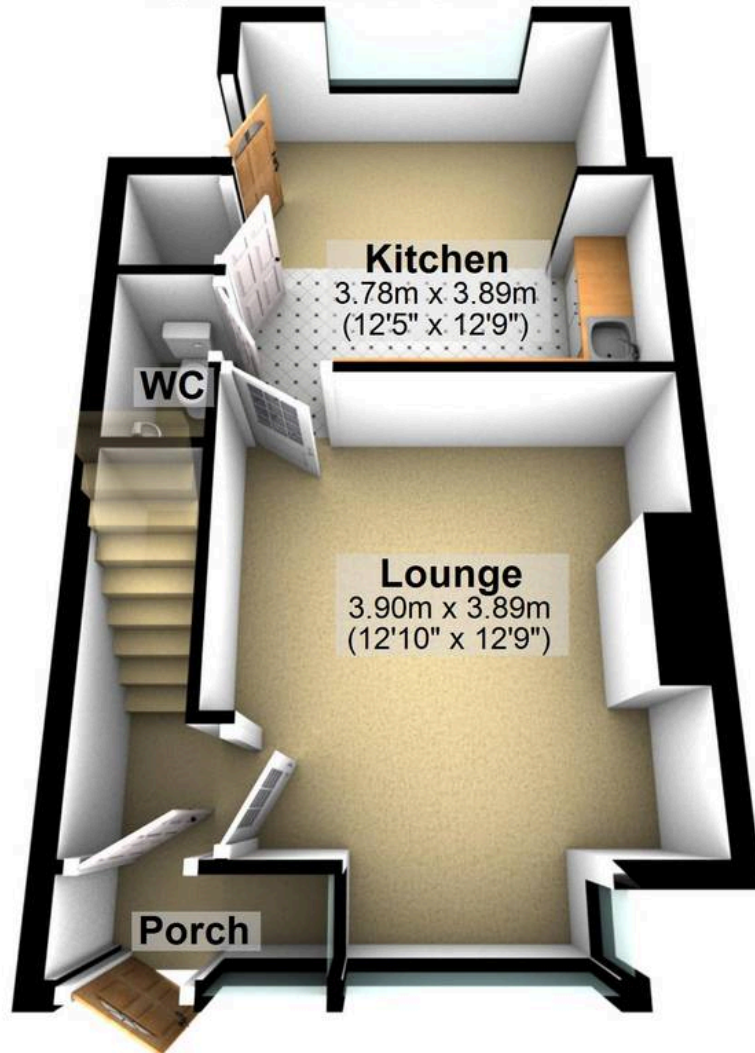
- WELL PRESENTED AND PROPORTIONED THREE BEDROOM BAY WINDOWED SEMI DETACHED HOME
- QUIET LITTLE KNOWN ROAD SET BACK FROM THE HUSTLE AND BUSTLE
- RESIDENTS PARKING SCHEME TO THE ROAD AND POTENTIAL TO CREATE OFF ROAD PARKING SUBJECT TO PLANNING
- AVAILABLE TO MARKET WUTH NO ONWARD CHAIN AND IMMEDIATE VACANT POSSESSION
- EXCELLENT SCHOOLING CATCHMENTS INCLUDING HUNTERS BAR JUNIORS AND HIGH STORRS SECONDARY





## Ground Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



## First Floor

Approx. 28.7 sq. metres (309.1 sq. feet)



Total area: approx. 67.1 sq. metres (722.8 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

  
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