



WHITEHORSES

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37 Mylor Road, Ecclesall
Sheffield

Guide Price £425,000-£450,000

37 Mylor Road

Ecclesall, Sheffield

Redefining the term contemporary modern family living is this simply stunning, immaculately presented and very well proportioned three bedroom bay windowed, semi detached home. Having been expertly extended to the rear ground floor that provides a bespoke open fitted dining kitchen with direct garden access via bi-fold doors. Finished throughout with incredible attention to detail and design, with no expense spared by the current vendors it's easy to say that viewing is absolutely essential to fully appreciate the style and finish on offer by this fabulous home. Enjoying some incredible views to the front over Ecclesall and the city skyline together with lovely rear private south facing garden, that has a built in play area, outside garden kitchen and summer house. There is ample parking to the front and attached single garage, this property is pitch perfect for the growing family market. With further opportunities to extend to the loft as neighbouring properties have done (subject to planning) to create a forever home. Located in the very heart of ultra popular Ecclesall, number 37 is ideally placed close to Bingham and Endcliffe Parks, fashionable Sharrow Vale and Ecclesall Road that offer up an array of independent cafes, eateries and restaurants are also a short stroll. Excellent local school catchments are on offer with both Ecclesall juniors and High Storrs secondary and not forgetting The Peak District is up the road.

Council Tax band: C

Tenure: Leasehold

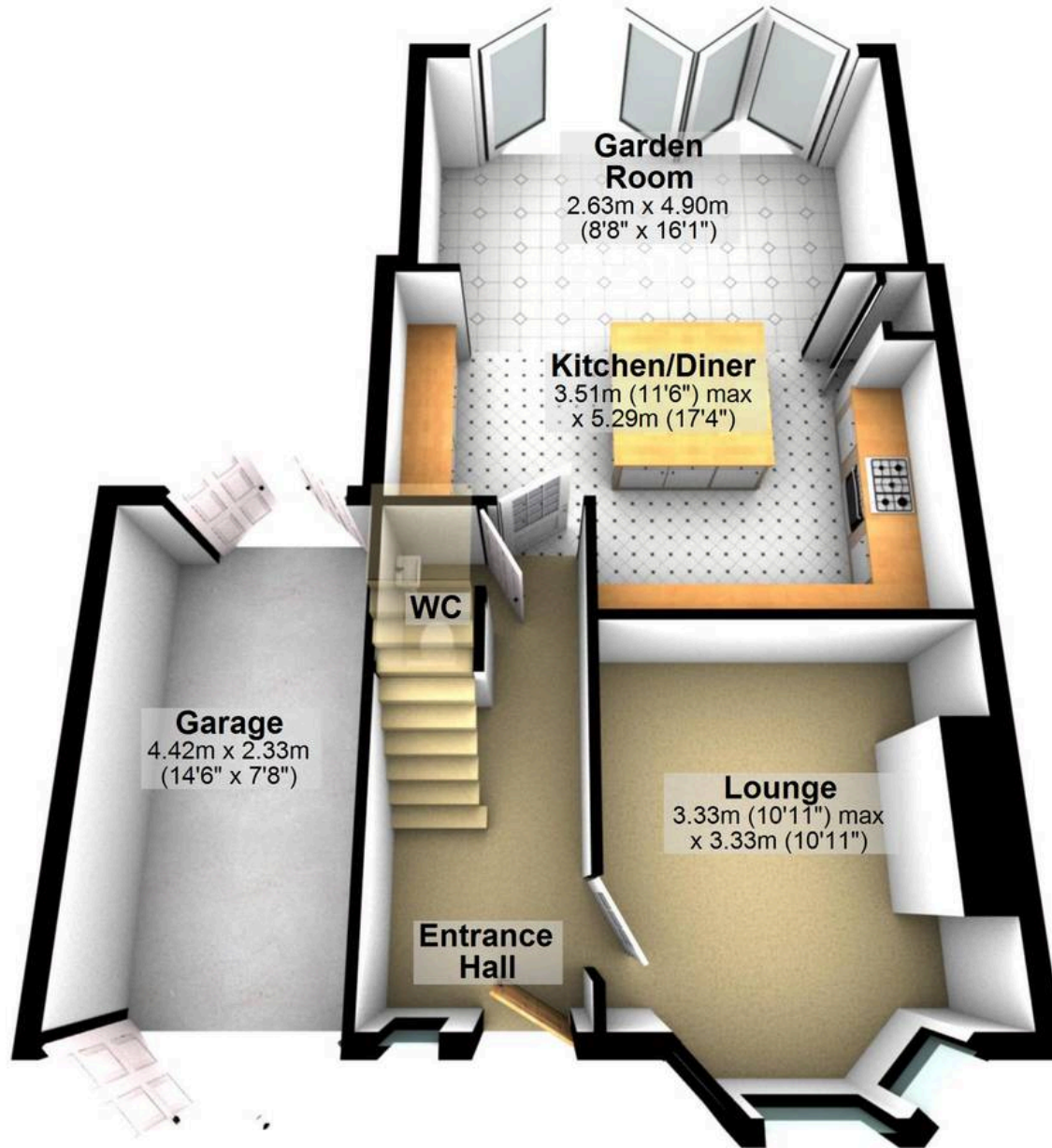
- STUNNING THREE BEDROOM BAY WINDOWED SEMI-DETACHED HOME
- INCREDIBLE REAR EXTENDED DINING LIVING KITCHEN





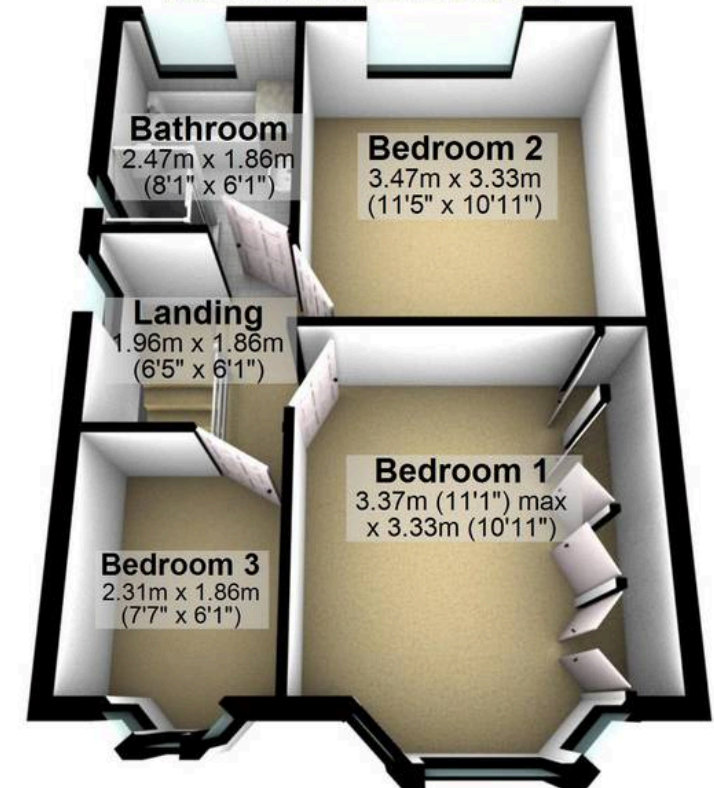
Ground Floor

Approx. 61.2 sq. metres (658.8 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.5 sq. feet)



Total area: approx. 98.3 sq. metres (1058.4 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



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