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**16 Mylor Road, Ecclesall**

Sheffield

**Guide Price £400,000 - £425,000**



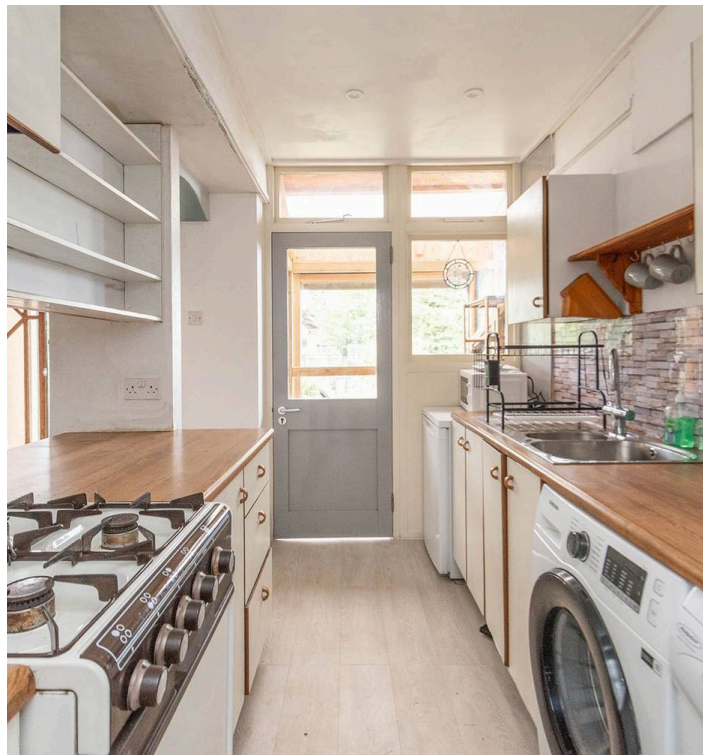
# 16 Mylor Road

Ecclesall, Sheffield

Welcome to this fabulous four-bedroom, two-bathroom bay windowed semi-detached family home, tastefully extended to the rear and loft over the years by the current vendors, offering a huge opportunity to personalise the existing property and create a forever home along with the potential subject to planning to extend to the side with a double story as neighbouring properties have done. This wonderful property boasts a driveway, workshop/garage, and much larger than expected rear private flat and sunny gardens. With Ofsted rated excellent schooling catchments, including Ecclesall Juniors and High Storrs Secondary, this home is perfect for families looking to settle in a desirable location of Ecclesall towards the south west of the city. Spread across three floors of accommodation totalling an impressive 1,559 sq feet, this home offers incredible views over Ecclesall and the city skyline from the rear.

Council Tax band: C Tenure: Freehold

- FABULOUS FOUR BEDROOM TWO BATHROOM BAY WINDOWED SEMI DETACHED FAMILY HOME
- TASTEFULLY EXTENDED TO THE REAR AND LOFT OVER THE YEARS BY THE CURRENT VENDORS
- HUGE OPPORTUNITY TO TO PERSONALISE THE EXISTING PROPERTY AND CREATE A FOREVER HOME
- DRIVEWAY WORKSHOP/GARAGE AND MUCH LARGER THAN EXPECTED REAR PRIVATE FLAT AND SUNNY GARDENS
- OFSTED RATED EXCELLENT SCHOOLING CATCHMENTS INCLUDING ECCLESALL JUNIORS AND HIGH STORRS SECONDARY
- THREE FLOORS OF ACCOMMODATION TOTALLING AN IMPRESSIVE 1,559 SQ FEET



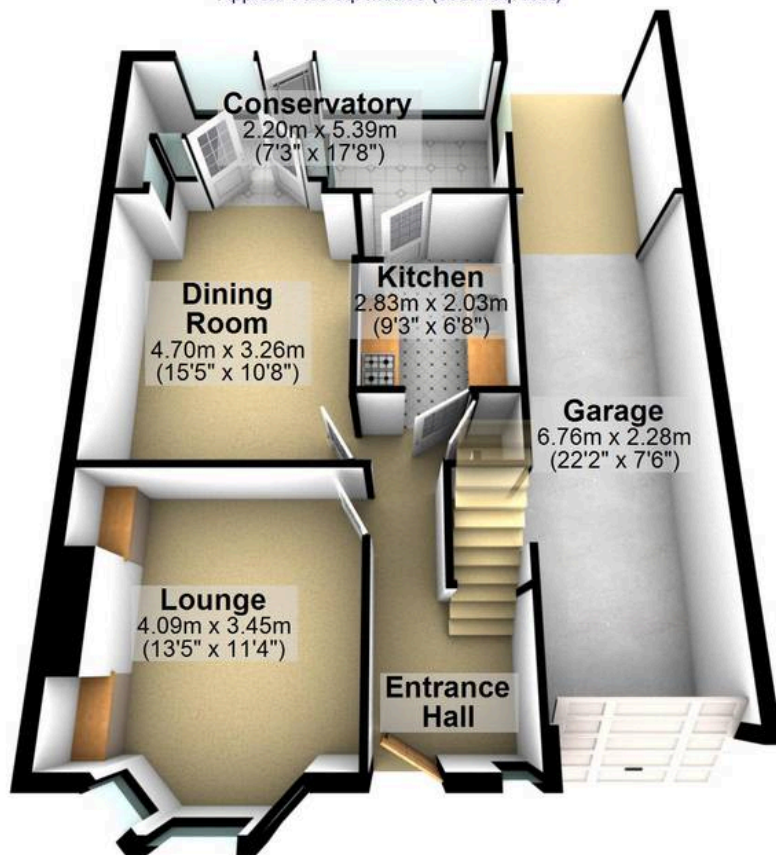






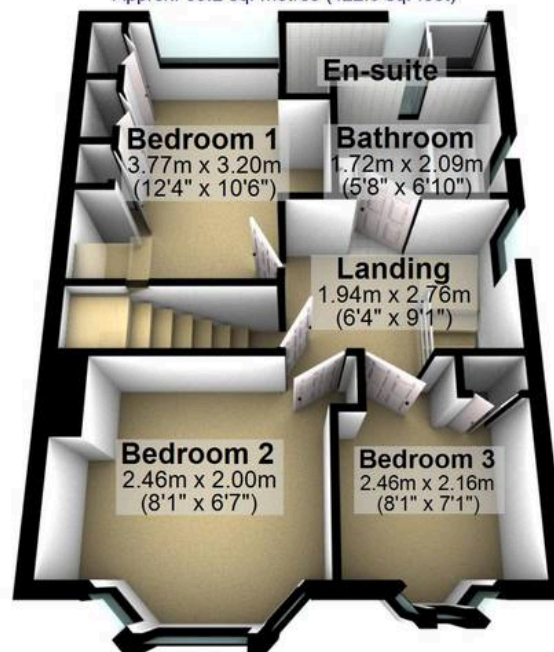
## Ground Floor

Approx. 75.0 sq. metres (806.8 sq. feet)



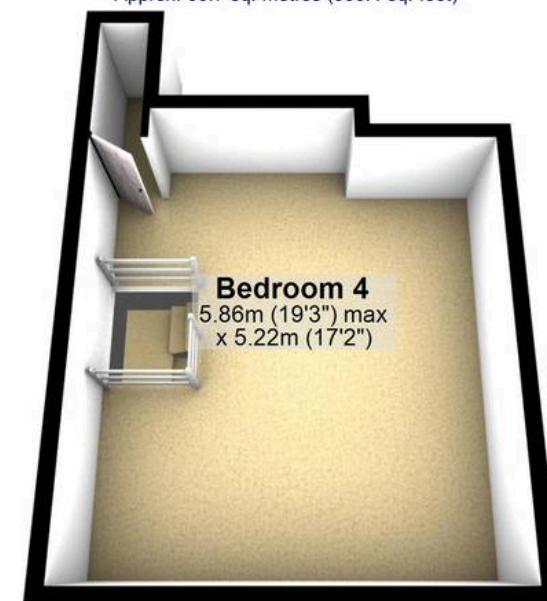
## First Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



## Second Floor

Approx. 30.7 sq. metres (330.4 sq. feet)



Total area: approx. 144.9 sq. metres (1559.5 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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