

12 Rosedale Gardens

Ecclesall, Sheffield

Nestled in a delightful quiet and little known cul-desac in the sought-after location of Sheffield Eleven, this stunning three-bedroom semi-detached property offers a rare opportunity to market. Boasting resident parking scheme, as well as the potential for a driveway and with a fabulous a private rear garden. Immaculately finished to a high standard throughout, this home is ideally suited for a professional couple, young family or the first-time purchase. Furthermore, with its proximity to highly sought after schools including Hunters Bar Juniors and High Storrs Secondary. Convenience is a key feature of this property, as it is within a short walk of the vibrant and cosmopolitan amenities of Ecclesall Road and Sharrow Vale, allowing residents to enjoy the plethora of independent shops, cafes, and restaurants.

Council Tax band: B Tenure: Leasehold

- WELL PRESENTED AND PROPORTIONED THREE
 BEDROOM BAY WINDOWED SEMI-DETACHED HOME
- QUIET LITTLE KNOWN ROAD SET BACK FROM ECCLESALL ROAD YET WITHIN WALKING DISTANCE OF ALL THE AMENITIES
- REAR FITTED KITCHEN WITH FRENCH DOORS GINING ACCESS TO THE REAR
- PRIVATE REAR SUNNY ENCLOSED GARDEN AND RESIDENTS PERMIT PARKING TO THE FRONT
- OFSTED RATED EXCELLENT SCHOOLING CATCHMENTS INCLUDING HUNTERS BAR JUNIORS AND HIGH STORRS SECONDARY











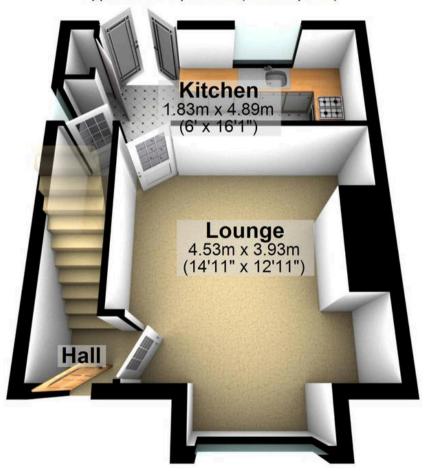






Ground Floor

Approx. 29.8 sq. metres (320.6 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.7 sq. feet)



Total area: approx. 58.2 sq. metres (626.3 sq. feet)

All measurements are approximate Plan produced using PlanUp.





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