



**WHITEHORNES**

Buy. Sell. Let. Relax!

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



**41 Edale Road, High Storrs**

Sheffield

**Guide Price £425,000 - £450,000**

# 41 Edale Road

High Storrs, Sheffield

An absolutely stunning, immaculately presented and very well proportioned three/four bedroom, bay windowed semi detached family home. Enjoying a tasteful rear ground floor modern extension that provides a contemporary open plan fitted dining kitchen with bi-fold doors giving direct access to the garden and occasional loft room that could easily be full converted (subject to planning) to create a formal fourth bedroom. With three smartly finished and light floors of accommodation that total an impressive 1,127 sq feet it's easy to say that this property will be super popular with the growing family market and simply must be viewed internally to be fully appreciated. Standing in this slightly elevated position ensuring privacy along with some incredible views over the city skyline, number 41 also benefits from off road parking to the front and private sunny rear garden that back directly on to the school playing field.

Council Tax band: C Tenure: Leasehold

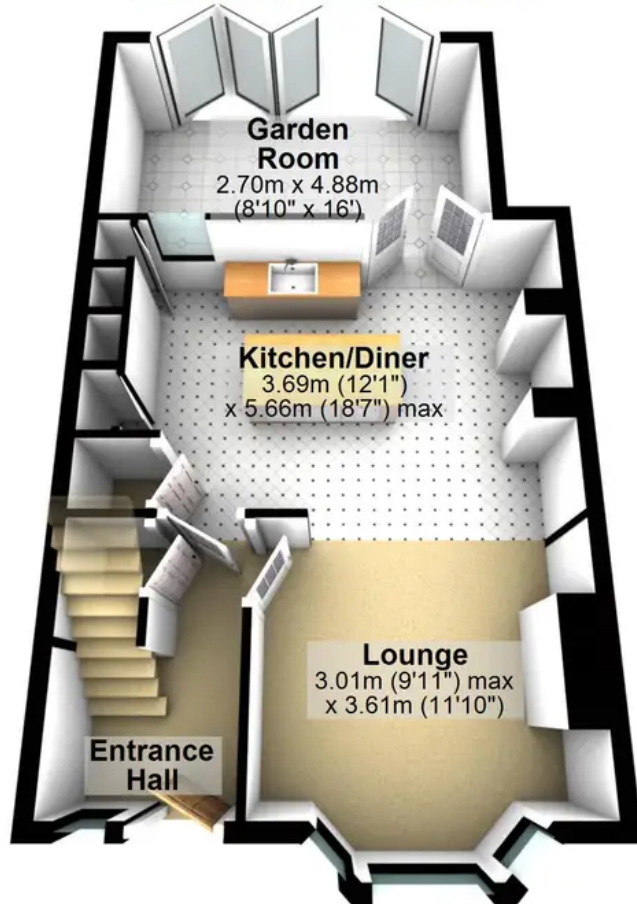
- STUNNING THREE/FOUR BEDROOM BAYED SEMI DETACHED
- FABULOUS REAR EXTENSION PROVIDING A KITCHEN DINER WITH DIRECT GARDEN ACCESS
- THREE FLOORS OF ACCOMMODATION TOTALLING AN IMPRESSIVE 1,127 SQ FEET WITH OCCASIONAL LOFT ROOM
- OFF ROAD PARKING TO THE FRONT AND PRIVATE REAR SUNNY GARDEN
- OFSTED RATED EXCELLENT SCHOOLING CATCHMENTS INCLUDING ECCLESALL JUNIORS





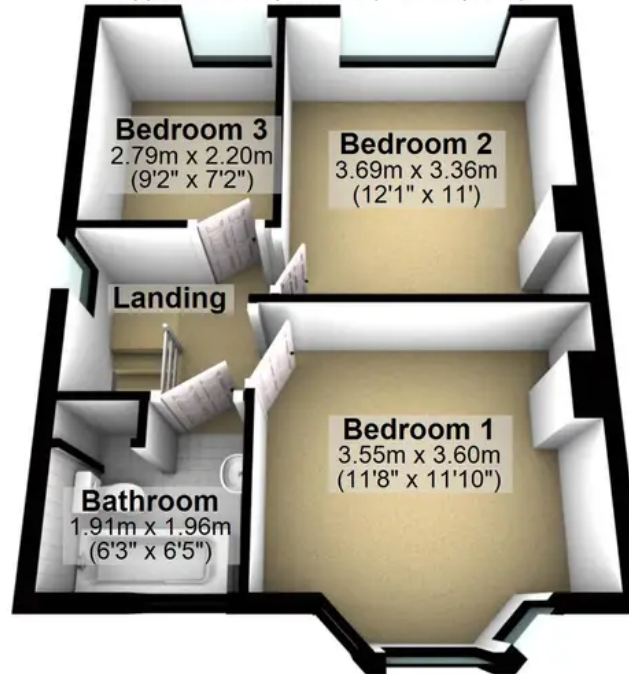
## Ground Floor

Approx. 52.5 sq. metres (565.6 sq. feet)



## First Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



## Second Floor

Approx. 13.3 sq. metres (143.3 sq. feet)



Total area: approx. 104.7 sq. metres (1127.0 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

  
**WHITEHORNES**  
Buy. Sell. Let. Relax!

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