



WHITEHORNES

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32 Woodholm Road, Ecclesall

Sheffield

Offers in Region of £650,000

32 Woodholm Road

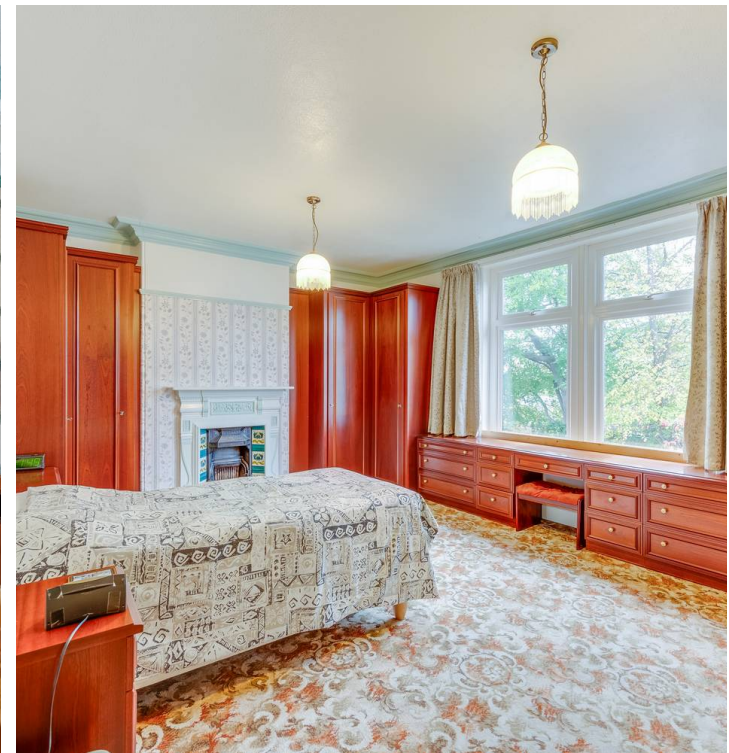
Ecclesall, Sheffield

Nestled in the heart of the ultra-popular residential area of Ecclesall is this absolutely stunning five bedroomed, and room suitable for a study, two reception room, Edwardian semi-detached property boasting historical charm throughout. In brief, this deceptively large property consists of an entrance hall, well-appointed kitchen, spacious breakfast room, bay-windowed dining room, light and bright lounge, five bedrooms, study and large storage room, that has potential for a sixth bedroom or bathroom. (STPP), family bathroom and downstairs w/c. Not to forget extra storage in the cellar which has huge potential to be additional living space such as a gym or cinema (Subject to planning permission). Benefitting from easy off road parking on the ample driveway and a beautiful large rear garden with a patio area providing the ideal space for alfresco dining and entertaining. Within proximity to universities, hospitals, Ecclesall Woods, and the breath-taking Peak District, this residence offers a perfect blend of urban convenience and natural beauty. With excellent schooling options such as Dobcroft Juniors and Silverdale/Mercia Secondary, all within close vicinity. A viewing is a prerequisite to fully appreciate the comfort and sophistication this property has to offer and is a perfect purchase for the growing family market.

Council Tax band: F

Tenure: Leasehold

- STUNNING FIVE BEDROOMED SEMI-DETACHED EDWARDIAN HOUSE WITH POTENTIAL FOR A SIXTH BEDROOM OR BATHROOM *STPP*
- ABSOLUTELY PITCH PERFECT FOR THE GROWING FAMILY MARKET WITH VIEWING A PREREQUISITE TO





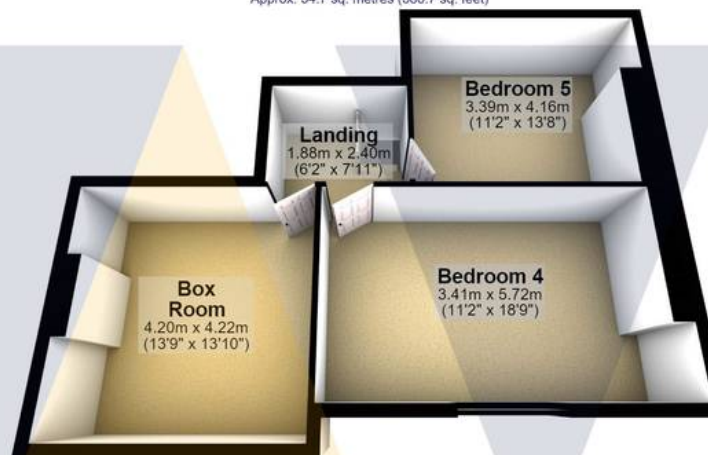
Outbuilding

Approx. 17.4 sq. metres (187.3 sq. feet)



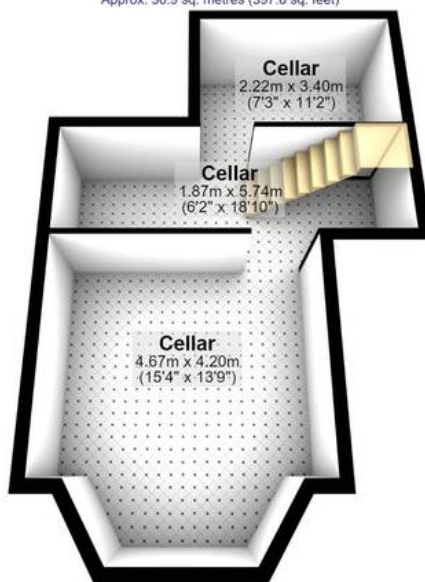
Second Floor

Approx. 54.7 sq. metres (588.7 sq. feet)



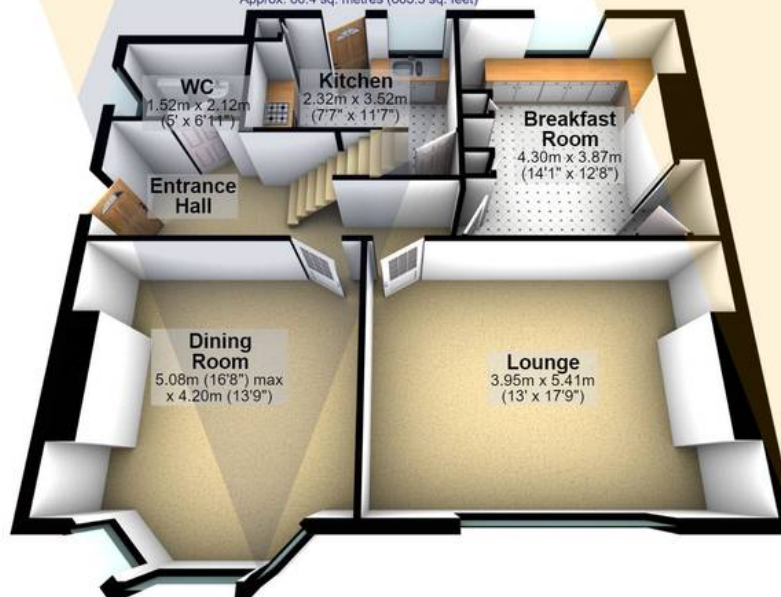
Basement

Approx. 36.9 sq. metres (397.6 sq. feet)



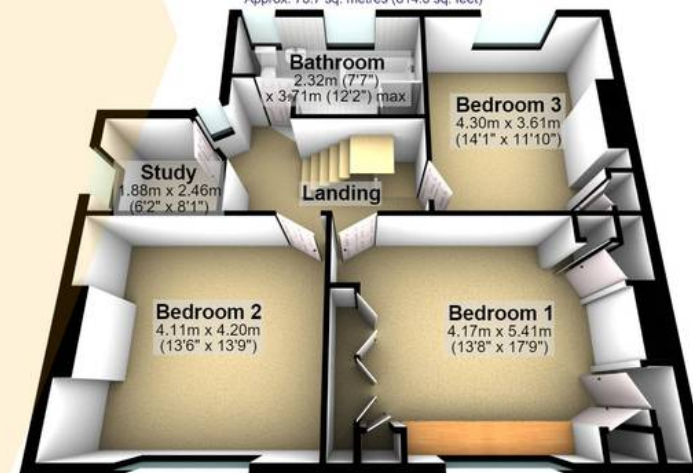
Ground Floor

Approx. 80.4 sq. metres (865.3 sq. feet)



First Floor

Approx. 75.7 sq. metres (814.5 sq. feet)



Total area: approx. 265.1 sq. metres (2853.3 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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