



6 Knaresborough Road, Millhouses, Sheffield, S7 2LA

Saxton Mee



# 6 Knaresborough Road

## Millhouses

Guide Price

# £700,000

Guide Price £700,000 to £750,000

Standing proud and elevated in the sought-after area of Millhouses, this impressive FREEHOLD four-bedroom semi-detached home offers 3,129 sq. ft of well-designed living space across four floors. With high ceilings, large windows and generous room sizes, the property is exceptionally bright and spacious, creating a welcoming and airy atmosphere throughout.

The lower ground floor features a spacious open-plan living space. The kitchen, with a central island and dining area, benefits from high end appliances, granite worktops, underfloor heating and home cinema ceiling speakers, perfect for entertaining, with a separate utility room and WC. This level also provides access to a charming courtyard garden with electric points, creating a private outdoor space ideal for relaxing or alfresco dining.

On the ground floor, there are three generous reception rooms, including a bright and welcoming lounge, a family room, and a versatile study or additional sitting room. From this level, there is also direct access to the main garden.

The first floor offers three double bedrooms and a family bathroom, while the second floor is dedicated to a private master suite with an en-suite bathroom and ample built in storage.

This home is ideally located close to CRUMB Bakery, an array of supermarkets, a post office, and gyms, with excellent transport links providing regular bus routes to Sheffield city centre and out toward the countryside. Popular Millhouses Park is also nearby, offering green space, tennis courts, and a play area while the stunning ancient Ecclesall woods is also just a short stroll away. The property lies within catchment to highly regarded schools nearby.

A fantastic opportunity to own a spacious and well-located home in one of Sheffield's most desirable areas. Viewing is highly recommended!



- Stunning Four-Bedroom Semi-Detached Home In The Sought After Area Of Millhouses
- Over 3,000 Sq.Ft Of Spacious Accommodation Spanning Over Four Floors
- Off Street Parking On The Driveway
- Open Plan Kitchen Dining And Separate Utility Room
- Three Reception Rooms
- High Ceilings And Stunning Period Features Throughout
- Energy Efficient Home As Reflected In Green EPC Rating
- Wired Internet Network Throughout (CAT6 Ethernet)
- Green Spaces In Abundance With Millhouses Park And Ecclesall Woods On The Doorstep
- Located Close To An Array Of Amenities









**Lower Ground Floor**  
Floor area 75.9 m<sup>2</sup> (817 sq.ft.)



**Ground Floor**  
Floor area 75.9 m<sup>2</sup> (817 sq.ft.)



**First Floor**  
Floor area 74.5 m<sup>2</sup> (802 sq.ft.)



**Second Floor**  
Floor area 64.4 m<sup>2</sup> (694 sq.ft.)

**TOTAL: 290.7 m<sup>2</sup> (3,129 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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