







15 Mylor Road

High Storrs • Sheffield • S11 7PF

Asking Price £530,000

An effectively extended, immaculately presented semi-detached family home in the sought-after area of High Storrs. Comprising of 3 double bedrooms, ensuite, modern family bathroom and stunning, flexible open plan living space leading onto a fabulous south facing rear garden. Benefits from off street parking, combination gas central heating, majority double glazing and original features. The property enters through the original door complemented by stained glass into an impressive hallway. The extension provides a fabulous office space equipped with bespoke solid wood office furniture installed by My Fathers Heart. A fabulous open plan living space is flooded with natural light and pleasant garden aspect. A newly installed modern kitchen is fitted with bold shaker style units topped with complementary worktops and tiled splashbacks. Integrated appliances include Neff oven, microwave, gas hob, full size fridge and freezer, plus dishwasher. A separate built in utility cupboard houses the washing machine. The current owners created an open plan living space with cosy front facing lounge and adjoining flexible dining/snug area with French doors creating a seamless link with the beautiful garden and patio. Stairs rise to the first-floor landing area featuring a cupboard giving access to a partially boarded extensive loft space. Bedroom 1 is front facing presented in neutral tones, carpet and wall to wall fitted wardrobes. Bedroom 2 to the rear has a beautiful garden aspect, fitted with bespoke wardrobes and a modern ensuite bathroom housing a 3-piece white suite and bath with overhead shower. The third bedroom is filled with natural light courtesy of 2 front facing windows. The family bathroom is equipped with 3-piece white suite, partially tiled. To the front of the property is a raised forecourt with mature bushes, including a mature Japanese maple, steps leading to the front door and a hard standing driveway with integral garage store. To the rear is a fabulous south facing established garden, full of attractive planting featuring a stone patio, raised decked area and garden shed. Steps descend to an under-house storage space, connected to the garage store. Mylor Road is well-placed in one of Sheffield's most sought-after post codes, for local shops and amenities, reputable schools, recreational facilities and access links to the city centre, hospitals, universities and the Peak District.





- Effectively Extended Semi-Detached Family House
- Well Sought After Location in High Storrs
- 3 Double Bedrooms
- Newly Installed Kitchen with Integrated Appliances
- Fabulous Open Plan Flexible Living Space
- Fully Fitted Office
- Stunning South Facing Garden
- Driveway with Integral Garage Store
- Leasehold - 999 years from 1936 £5.25 pa
- Council Tax Band C & EPC Rating D



15 MYLOR ROAD

APPROXIMATE GROSS INTERNAL AREA = 130.4 SQ M / 1403 SQ FT

GARAGE = 15.0 SQ M / 161 SQ FT

TOTAL = 145.4 SQ M / 1564 SQ FT

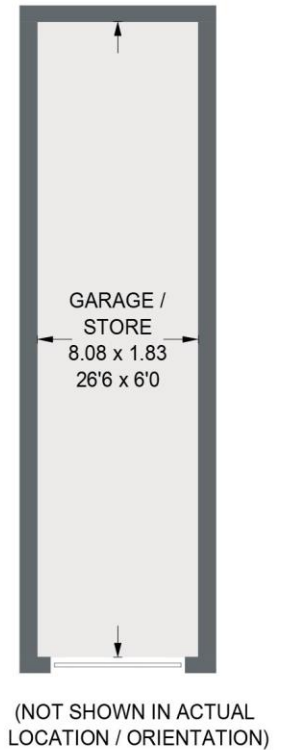
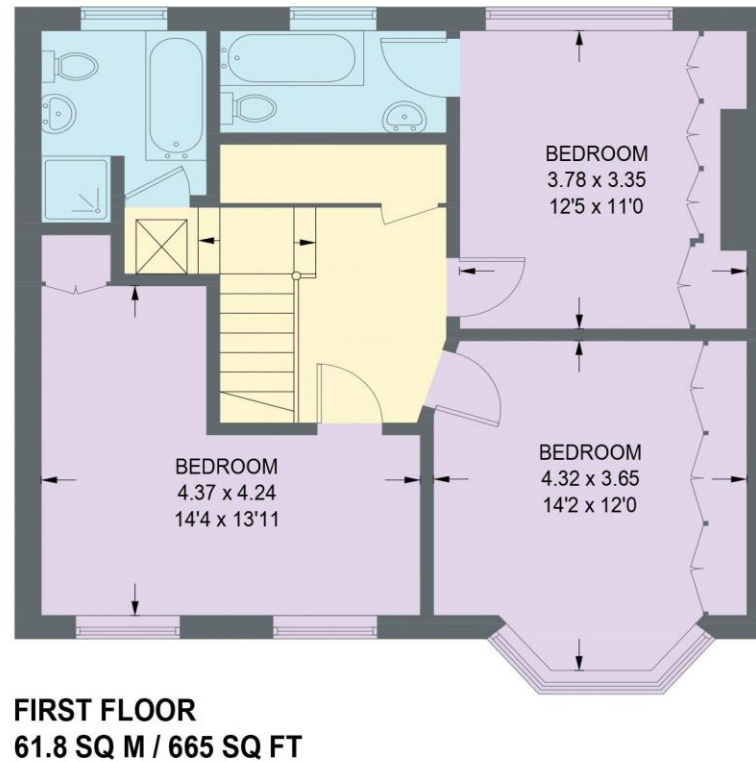
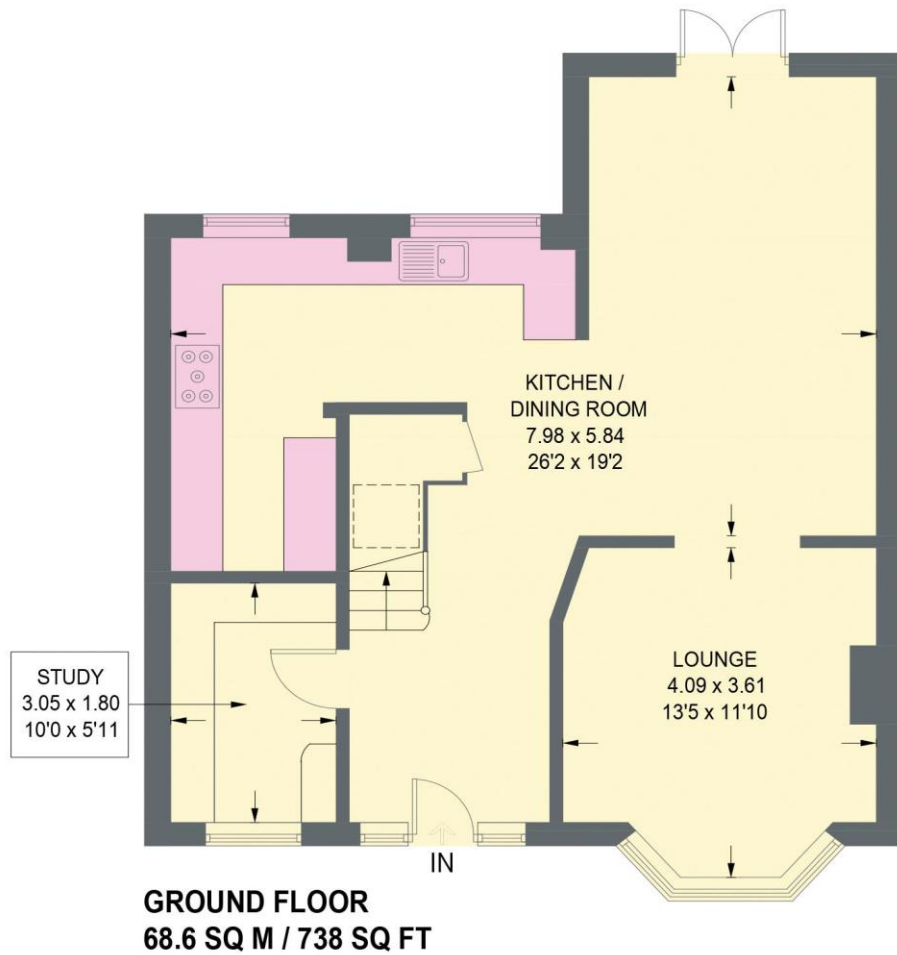


Illustration for identification purposes only,
measurements are approximate, not to scale.



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