







59 Dunkeld Road

Ecclesall • Sheffield • S11 9HN

Guide Price £480,000 - £500,000

Occupying a sought-after location in Ecclesall, S11 is a 4-bedroom 1920's semi-detached family home retaining many period features. Offering flexible accommodation over 3 levels complete with a generous rear garden providing a powered workshop, summer house and off-street parking. Features mahogany framed double glazing, combination gas central heating, partial underfloor heating, loft conversion and security alarm. Offers potential to further extend or develop subject to any necessary consents. The property enters through a stained-glass entrance into a welcoming hallway providing under stairs cloakroom storage. There are 2 good sized versatile reception rooms with an original black slate fireplace and French doors to the rear of the property creating a direct link to the garden and offering a stunning outlook. The kitchen is generously portioned, fitted with a range of matching wooden units, topped with stargaze quartz worktops and an adjoining utility space. Underfloor heating runs throughout the kitchen, utility and shower room located on ground floor level. Stairs rise to the first floor comprising 3 double bedrooms. The main bedroom is spacious with a generous window which frames the garden beautifully and also features full length wardrobe storage. The bathroom is fitted with a modern white suite, shower, heated towel rail and contrasting tiled floor. Accessed through a door from the first-floor landing are paddle stairs leading to the converted loft space, a great flexible living space offering access to the boarded eaves, creating ideal storage. Externally an established front garden lies alongside a driveway providing off street parking. Attached to the house is a workshop which can be accessed from the kitchen leading out onto the patio. A stunning mature garden, complete with established trees, planting and winding path which leads to outbuilding and summer house equipped with power. Banner Cross Road is well-placed for local shops and amenities, reputable schools, Millhouses Park, Ecclesall Woods, recreational facilities and access to the city centre, hospitals, universities, Dore Train Station and the Peak District. Freehold.





- 1920's Semi Detached Family Home
- Occupying a Sought-After Location in Ecclesall
- 4 Bedrooms & 2 Bathrooms
- 2 Reception Rooms & Feature Fireplace
- Spacious Kitchen & Utility

- Loft Conversion Creating 4th Bedroom
- Offering Potential to Extend
- Stunning Mature Garden, Workshop & Summer House
- Freehold
- Council Tax Band D, ECP Rating C



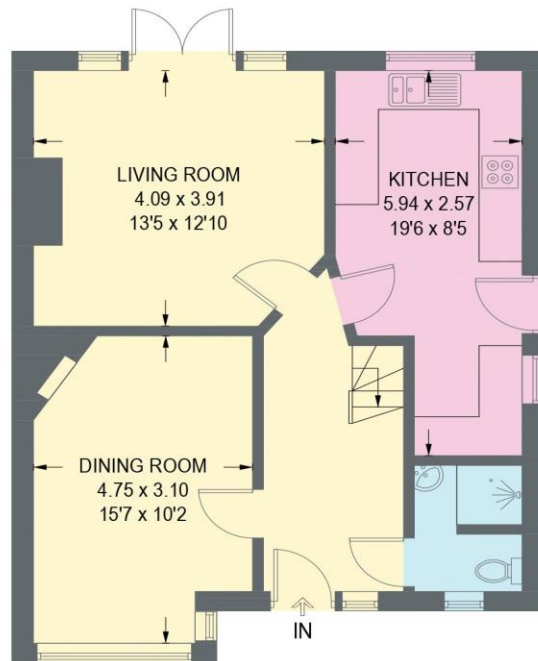


59 DUNKELD ROAD

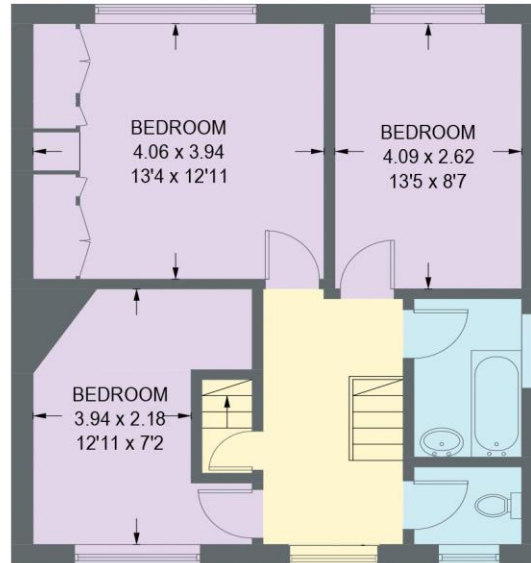
APPROXIMATE GROSS INTERNAL AREA = 129.7 SQ M / 1396 SQ FT

OUTBUILDINGS = 12.3 SQ M / 132 SQ FT

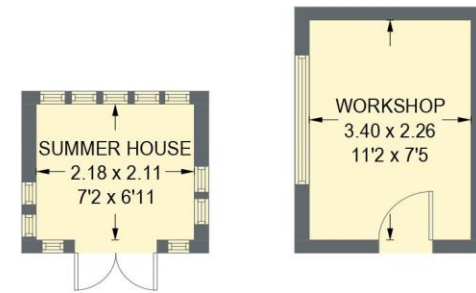
TOTAL = 142 SQ M / 1528 SQ FT



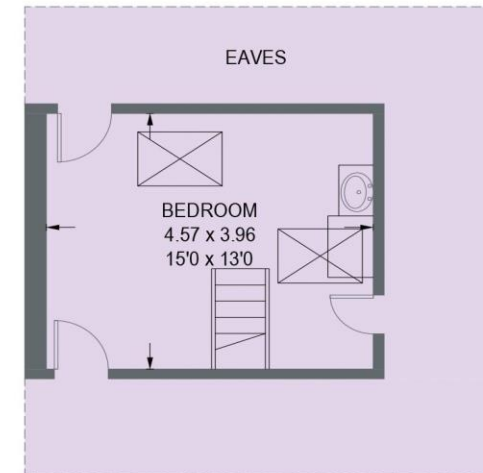
GROUND FLOOR
57.0 SQ M / 613 SQ FT



FIRST FLOOR
54.7 SQ M / 589 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



SECOND FLOOR
18.0 SQ M / 194 SQ FT

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



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