



25 Kingsley Park Grove, Ecclesall, Sheffield, South Yorkshire, S11 0QH

Offers In The Region Of £550,000

- Semi Detached Home
- Popular Residential Location
- Gas Fired Central Heating
- Close To Amenities, Schools and Parks
- Well Maintained Level Gardens
- Four Bedrooms
- uPVC Double Glazed
- Well Presented Accommodation
- Offering Further Development Potential
- Driveway, Car Port and Garage

25 Kingsley Park Grove, Sheffield S11 9HL

Nestled in the charming area of Ecclesall, is this delightful 1930s semi-detached house with mature, good sized gardens. Having four spacious bedrooms, this property is ideal for families seeking a comfortable and inviting home.

The house boasts a warm and welcoming atmosphere, with ample living space. The well-proportioned rooms are filled with natural light, creating a bright and airy environment. The semi-detached design provides a sense of privacy while still being part of a friendly community.

One of the standout features of this property is its proximity to excellent schools catering to all age groups. Families will appreciate the convenience of having quality education options nearby.

Kingsley Park Grove is a peaceful residential area, yet it is conveniently located to access local amenities in either Millhouses or Banner Cross, parks and transport links, ensuring that everything you need is within easy reach. This home is not just a place to live; it is a place to create lasting memories.

In summary, this four-bedroom semi-detached house in Kingsley Park Grove is a wonderful opportunity for those looking to settle in a vibrant community with access to fantastic schools. With its charming character and spacious living areas, it is sure to appeal to families.



Council Tax Band: E



Accommodation

Ground Floor

Porch

Accessed via uPVC French doors, the floor is tiled and there is a low level cupboard which houses the electric meter. Glazed doors lead into the;

Entrance Hall

Having dark wood paneling with in built delft shelf, a central heating radiator, a side facing uPVC double glazed window and an under the stairs storage cupboard. A panelled staircase leads to the first floor accommodation.

Cloakroom W/C

Having tiled walls, a wash hand basin, coat hooks and a door leads to a further area with a w/c and front facing uPVC double glazed window.

Living Room

19'10" x 11'6"

A lovely light and airy room which benefits from a front facing uPVC double glazed bay window, two central heating radiators, coving to the ceiling and a feature fireplace with inset electric fire.

Dining Room

14'4" x 11'7"

A lovely formal dining room with coving to the ceiling, a central heating radiator and ceiling to floor sliding doors that look over and lead onto the fabulous rear garden.

Breakfast Kitchen

17'1" x 9'9"

Fitted with a comprehensive range of modern shaker style units above and below wood effect worksurface with complementary upstands. Incorporated within is a single drainer stainless steel sink with mixer taps, a four ring gas hob and double electric Bosch oven. The room also benefits from LED spotlights, a uPVC double glazed window, a central heating radiator, a uPVC rear entrance door and space and plumbing for an automatic washing machine and integrated dishwasher and space for a fridge freezer.

First Floor

Landing

Having a side facing uPVC double glazed window, paneled balustrade and access to loft storage space via a retractable ladder.

Bedroom One

14'6" x 11'5" 16'11"

With a front facing uPVC double glazed bay window, a central heating radiator and a comprehensive range of built-in bedroom furniture including wardrobes with hanging and shelf storage, overhead storage, drawers and a wash hand basin.

Bedroom Two

14'7" x 11'6"

Having a rear facing uPVC double glazed window which provides lovely views onto the rear garden, a vanity wash hand basin, a central heating radiator and a range of built in bedroom furniture.

Bedroom Three

14'9" x 9'7"

With a rear facing uPVC double glazed window which overlooks the garden, a central heating radiator, built-in wardrobes and a range of drawers which incorporate a wash hand basin.

Bedroom Four

9'8" x 8'2"

With a front facing of uPVC double glazed bay window, a central heating radiator and a built-in storage cupboard.

Bathroom

6'3" x 5'7"

Being fully tiled and fitted with a two piece suite comprising of a panelled bath with a thermostatic shower over and pedestal wash hand basin. There is also a side facing uPVC double glazed window, chrome towel radiator and a wall mounted extractor fan.

Separate W/C

6'5" x 2'4"

Having a low flush WC, tiled walls to half level and a side facing uPVC double glazed window.

Outside

Outside to the front of the property sees a well maintained lawn garden with mature shrubs and flower beds. A driveway leads to the front door and in turn leads to the side of the property where there is a large carport and a good sized garage. To the rear sees a good sized garden mostly laid to lawn with established beds, mature shrubs, patio area and a greenhouse.

Garage

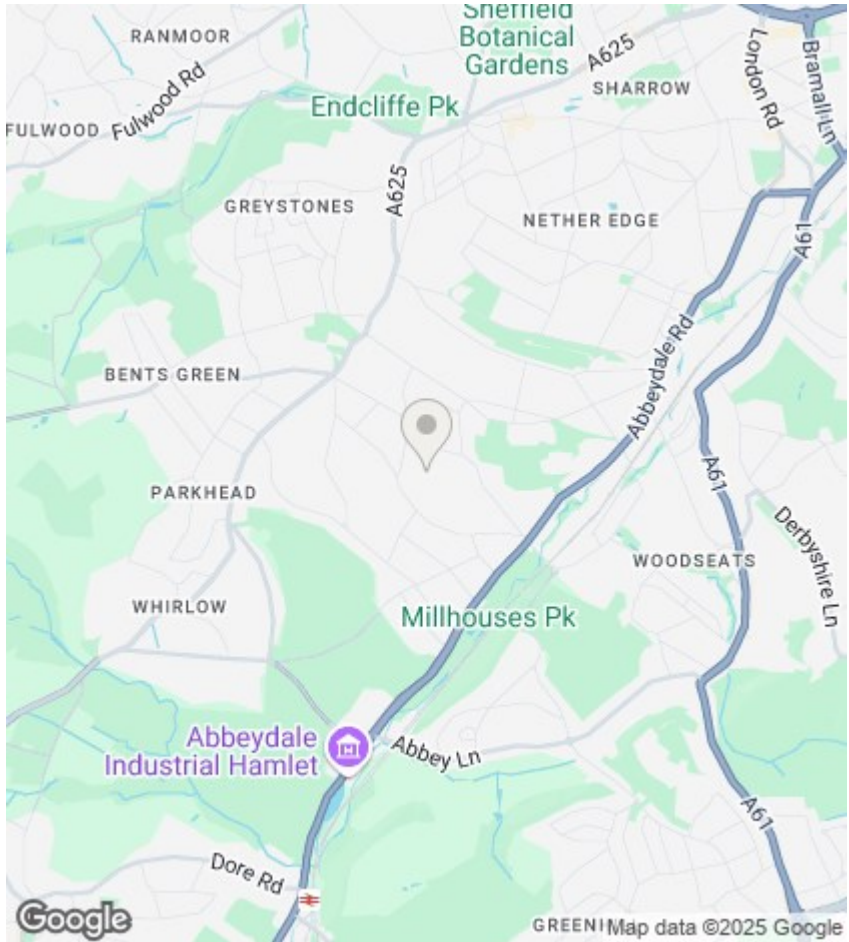
18'1" x 8'10"

Having timber doors, power light and a workshop area.

General

The sale of this property is subject to Probate. The application has been submitted and we anticipate the Grant of Probate to be returned within the time line of a 'normal' sale. However we cannot guarantee this so please take this into consideration if you wish to offer on this property.

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. No tests have been carried out on any appliances, fires and boilers and any mention of these relates to their physical presence and not their working condition.



Directions

Viewings

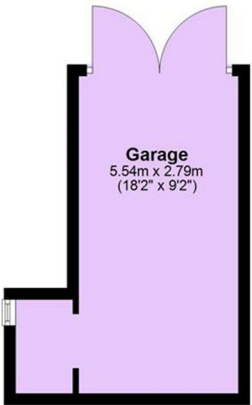
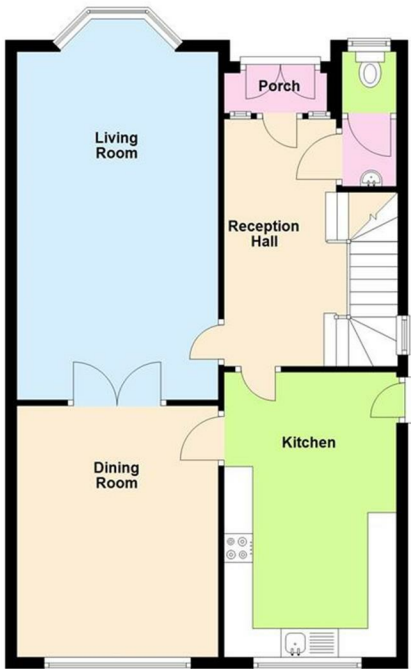
Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx. 86.4 sq. metres (929.9 sq. feet)



Approx. 100.0 sq. metres (1076.1 sq. feet)

