



# 24, High Storrs Rise

Sheffield, S11 7LB

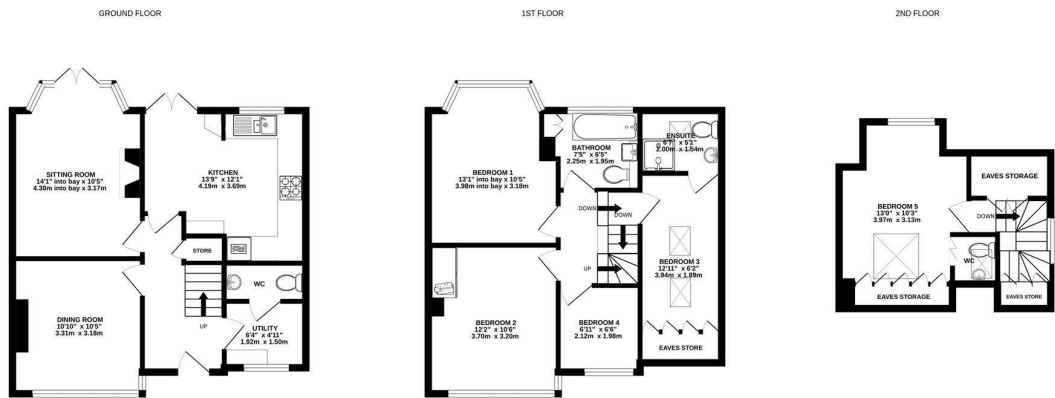
## Description

Offering extended accommodation laid out over three floors including five bedrooms which offer versatility in the way they can be used. The extension has transformed this property and created a really good balance of living space which will be sure to impress the discerning buyer. Attractively presented throughout with modern fixtures and fittings in all the right places and a pretty garden that includes a large terrace and lawn. The property occupies a lovely spot in High Storrs, close to the highly regarded local schools and amenities in both Banner Cross and Bents Green. Bingham Park is accessible from the top of Greystones Road and features tennis courts and a bowling green. The park leads out through the scenic Porter Valley into the glorious surrounding countryside or into town and the busy Ecclesall Road/Sharrowvale area where you can find a great mix of bars, bistros, cafes and restaurants which combine to make a thriving social scene.

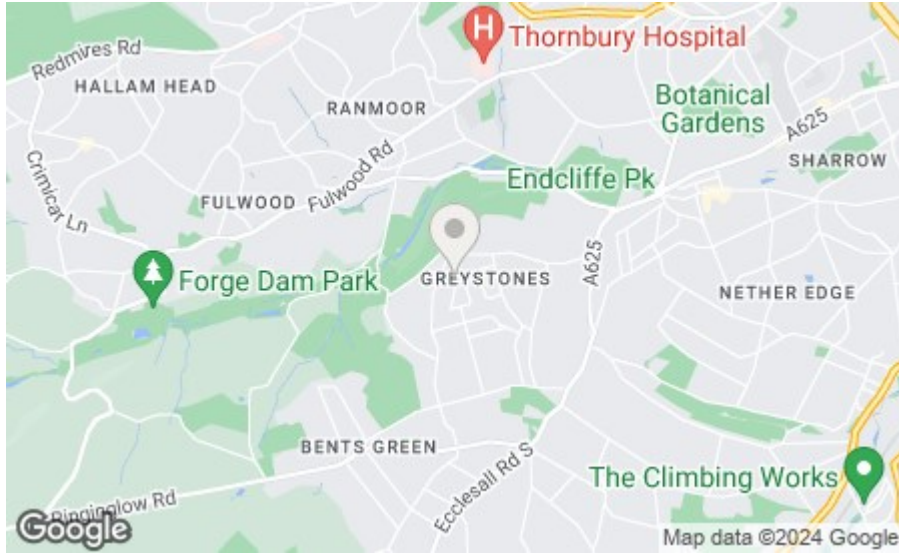
- Five bedrooms including four doubles and a single which would make a good home office if required.
- Two modern bathrooms, an ensuite W.C to the second floor bedroom and a ground floor W.C.
- Entrance hall and utility room.
- Two versatile reception rooms with a wood burning stove and French windows in the rear sitting room.
- Shaker style fitted kitchen and French windows to the garden.
- Off road parking for two cars.
- Lovely rear garden with terrace, lawn and shed.
- Double glazed throughout and gas centrally heated.
- 999 year lease from 1935 at an annual ground rent of £5.50.
- Council Tax Band C and a good EPC rating, C69, to help with expensive utility bills.







TOTAL FLOOR AREA: 1259sq.ft. (117.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Bakewell**  
 3 Royal Oak Place  
 Matlock Street  
 Bakewell DE45 1HD  
 T: 01629 700699  
 E: bakewell@elr.co.uk

**Banner Cross**  
 888 Ecclesall Road  
 Banner Cross  
 Sheffield S11 8TP  
 T: 01142 683388  
 E: bannercross@elr.co.uk

**Dore**  
 33 Townhead Road  
 Sheffield  
 S17 3GD  
 T: 0114 2362420  
 E: dore@elr.co.uk

**Hathersage**  
 Main Road, Hathersage  
 Hope Valley  
 Derbyshire S32 1BB  
 T: 01433 651888  
 E: peakdistrict@elr.co.uk

**Rotherham**  
 149 Bawtry Road  
 Wickersley  
 Rotherham S66 2BW  
 T: 01709 917676  
 E: wickersley@elr.co.uk



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