



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	83
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings

Viewings by arrangement only.
Call 0114 4830038 to make an appointment.

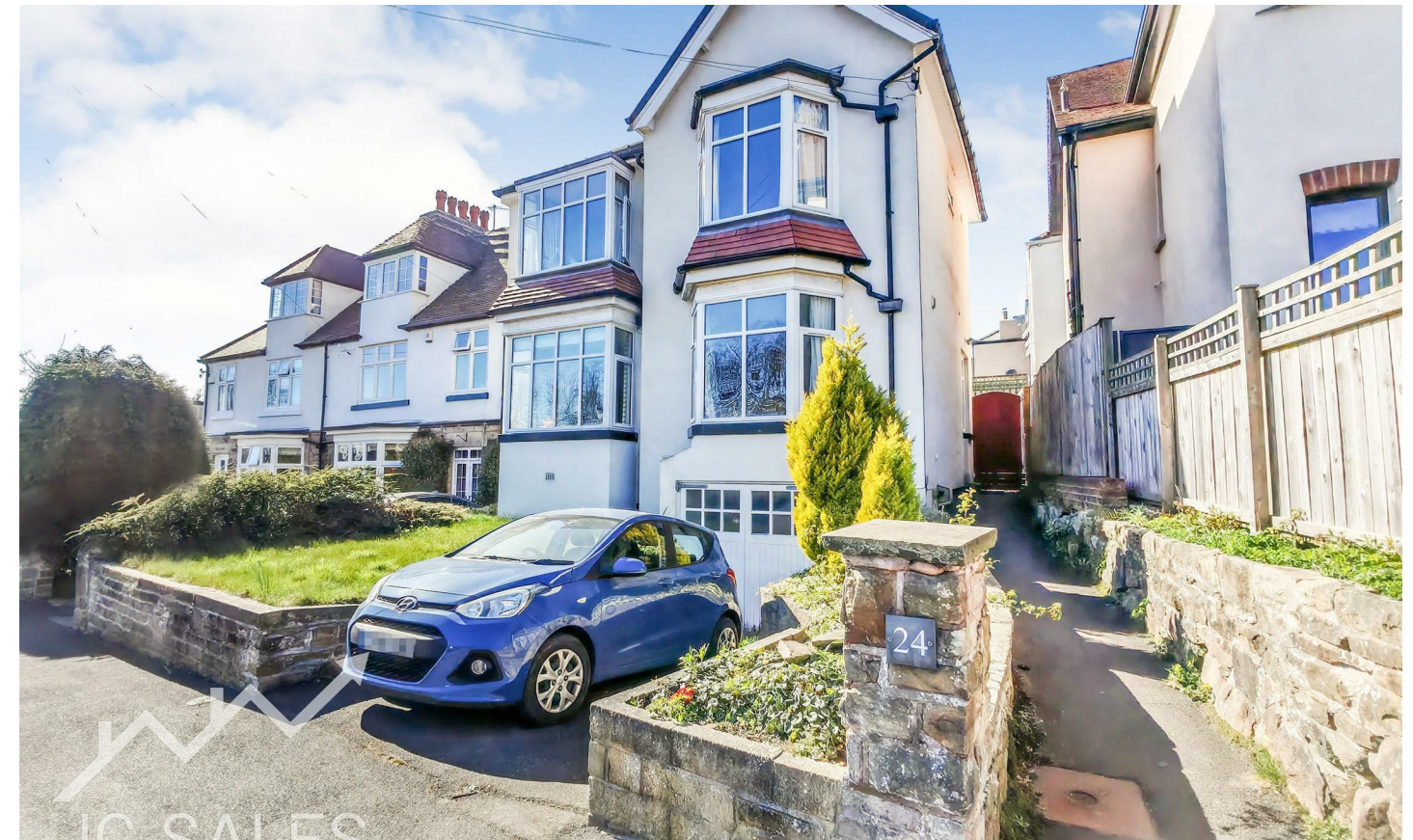
Vendors Comments

Our family has truly loved living in this home. We grew up here, and the attic room has evolved alongside us, beginning as a playroom, later becoming a music room and serving as a comfortable office space. The house has always been wonderful for hosting gatherings, with guests consistently admiring the spacious kitchen diner and the beautiful stained glass features. The large garage has been endlessly useful, and having an en-suite has been especially handy while raising children. The street is wonderfully quiet, and the garden is equally peaceful, offering a lovely place to relax. We've also appreciated being within easy walking distance of top-rated local schools, as well as having convenient access to Sheffield city centre, Ecclesall Road, and the Peak District.



JC SALES & LETTINGS

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24 Mylnhurst Road, Sheffield, S11 9HU

Asking price £595,000

- Simply stunning three bedroom detached
- Catchment for Dobcroft and Silverdale schools
- En suite to the master bedroom
- Bespoke kitchen with central island
- Low maintenance garden
- Attic space currently used as an office
- Garage with utility area
- Driveway
- Sensitively renovated with attention to original features
- EPC Grade = TBC

24 Mylnhurst Road, Sheffield S11 9HU

A family home situated in a HIGHLY SOUGHT AFTER residential area, and within catchment for DOBCROFT, MERCIER, ST WILFRED'S and SILVERDALE schools, is this beautifully presented three bedroom detached. The property boasts an attractive BAY WINDOW to the front, flooding the living space with NATURAL LIGHT. The hub of the home is the CONTEMPORARY KITCHEN DINER which runs the length of the property. There are three well-proportioned bedrooms, including a generous principal bedroom with EN-SUITE, complemented by a contemporary family bathroom. Additional features include an under-house garage with a useful utility area and a spacious attic room currently utilised as a home office – perfect for remote working or additional storage. Externally, the property benefits from well-maintained gardens to both the front and rear. With fantastic transport links to the city centre.

 3  2  2  D

Council Tax Band: E

