

145, Penrhyn Road, Sheffield, S11 8UP

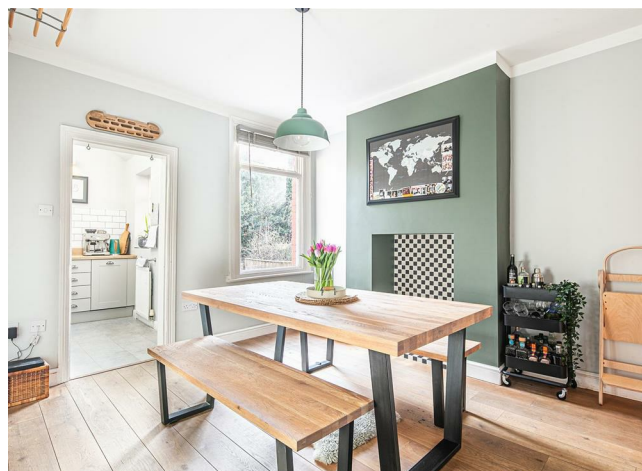
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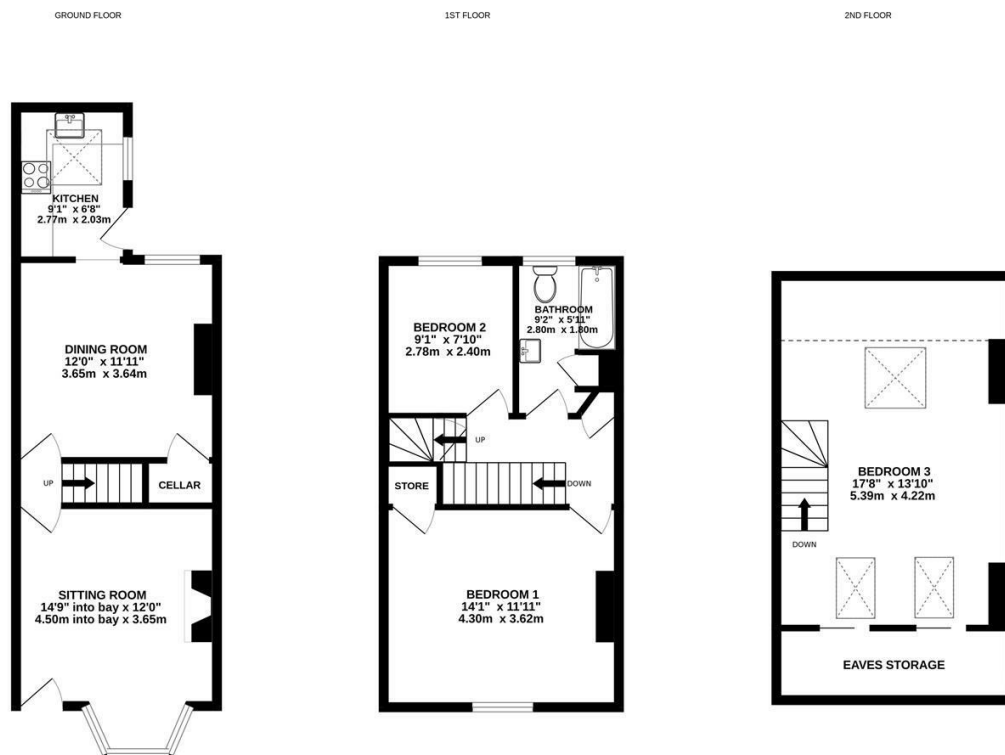
## Description

Situated towards the top of this desirable road, away from the majority of the passing traffic and commanding splendid views, over rooftops towards the city centre. Offering accommodation over three floors with modern fixtures and fittings in all the right places and having two cellars that provide valuable, occasional storage and space for bikes. This super property will not fail to impress with attractive decor throughout, a south facing, easily maintained garden to the rear and excellent proportions in the large bedroom on the second floor. This property would be ideal for a young family or the young professionals market who will appreciate the close proximity of the highly regarded schools and the excellent range of bars, restaurants, cafes and pubs that can be found in Sharrow Vale and on the lower cosmopolitan part of Ecclesall Road. Those with a love of the outdoors can take advantage of the scenic walks that lead through both Endcliffe and Bingham Parks into the surrounding countryside and sports enthusiasts will appreciate the weekly parkrun on Saturday mornings at 9 A.M and Hallamshire's fabulous tennis club.

- Three bedrooms including a superb and very spacious principal bedroom on the second floor.
- Sitting room with bay window and a wood burning stove providing a cosy feel in the winter months.
- Dining room with decorative fireplace and access to the cellars.
- Offshot kitchen with modern wall and base units, integrated appliances and feature, exposed roofline with veluxes.
- EPC rating E, 800 year lease from 1908 at £4.50 per annum ground rent and Council Tax Band B.
- South facing rear garden with a deck, lawn, shed and brick built store attached to the offshot.,
- Two rooms in the cellar
- In catchment for highly regarded local schooling and close to park walks and an eclectic mix of restaurants, cafes, boutiques and bars.
- Gas central heating via a recently installed combi boiler (approx 2018).







TOTAL FLOOR AREA: 1119sq.ft. (104.0 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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