



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(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

Tel: 0114 483 0038

E-mail: sales@jc-salesandlettings.com

Website: www.jc-salesandlettings.com



24 Mylnhurst Road, Sheffield, S11 9HU

Asking price £575,000

- 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 and front garden
- Sensitively renovated with attention to original features
- EPC Grade = D

24 Mylnhurst Road, Sheffield S11 9HU

Spacious 3-Bed Detached Family Home with Loft Office & Quiet S11 Location

A beautifully presented detached family home, set back from the main road on a peaceful and quiet street. All three bedrooms are doubles, with the smallest bedroom currently furnished with a single bed but capable of comfortably accommodating a double — offering excellent flexibility for family living or home working. A versatile loft space, accessed via loft ladder, currently serves as a home office and music studio — ideal for remote working or creative use. The contemporary open-plan kitchen/diner provides a fantastic hub for everyday living and entertaining. The property also benefits from a garage with utility space and multiple parking options on the driveway or street, with no school parking congestion despite being within walking distance of all local schools. There is further potential to enhance the layout, with plumbing already in place to relocate the utility into the kitchen if desired, freeing up additional space. Subject to the necessary consents, the existing layout also offers scope to reconfigure the garage area or introduce a downstairs WC, providing flexibility for future needs. Set on a slightly raised plot, the home enjoys privacy with no direct overlooking from passers-by. The low-maintenance private garden is ideal for alfresco dining and relaxing, offering a tranquil and practical outdoor space without the upkeep of a larger plot.

Situated in a highly desirable S11 location, this home presents an excellent opportunity to secure a spacious, move-in-ready property with further potential.



Council Tax Band: E

