# 17 Knaresborough Road, Millhouses, Sheffield, S7 2LA

Saxton Mee

# 17 Knaresborough Road

## Millhouses

Guide Price

# £700,000

Guide Price £700,000 to £725,000
A Stunning Five-Bedroom Semi-Detached Family Home in the Heart of Millhouses

Situated in the highly sought-after suburb of Millhouses, this exceptional five-bedroom semi-detached property offers beautifully proportioned accommodation arranged over four floors, perfectly suited to modern family living. Brimming with character and charm, the home boasts high ceilings, beautiful feature fireplaces, and elegant period details throughout, creating a warm and inviting atmosphere from the moment you step inside.

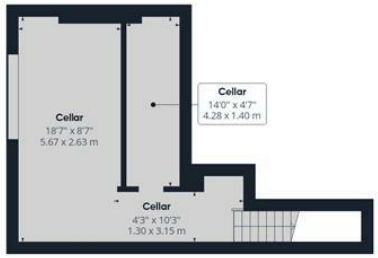
Ideally located within walking distance of Millhouses Park, Ecclesall Woods, the renowned CRUMB Bakery, and an excellent range of local amenities, the property also benefits from convenient access to supermarkets, leisure facilities, highly regarded local schools, and excellent transport links into Sheffield City Centre and towards the Peak District National Park.

The accommodation briefly comprises a welcoming entrance hallway leading to a superb bay-windowed lounge, filled with natural light and enhanced by a striking feature fireplace. A spacious open plan kitchen-diner provides the perfect setting for family gatherings and entertaining. The utility area and ground floor shower room/WC offer practical and functional living space. A useable cellar provides excellent storage.

To the first floor are three generously proportioned bedrooms and a family bathroom. The principle bedroom enjoys fitted wardrobes and access through to an en-suite shower room. The second floor offers two further spacious bedrooms, providing flexible accommodation to suit the needs of a growing family, guests, or those working from home.

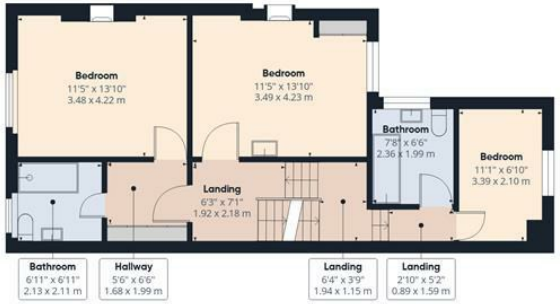
Outside, the home benefits from off road parking on the driveway, garage, and a delightful rear garden with a patio seating area, lawn, and attractive flower bed borders. This outstanding home offers the perfect balance of character, space and convenience for modern family living.
A true gem!

- Stunning five-bedroom semi-detached family home arranged over four floors
- Sought-after Millhouses location within walking distance of Millhouses Park, Ecclesall Woods and CRUMB Bakery
- Full of character and charm with high ceilings, beautiful feature fireplaces and period details throughout
- Bright and spacious bay-windowed lounge, open plan kitchen-diner and a utility area
- Useful cellar providing excellent storage space with a wine cellar area and one room currently used as gym/hobby room.
- Five well-proportioned bedrooms, family bathroom and En-suite shower room and walk in wardrobe to the principle bedroom
- Driveway, garage and attractive rear garden with patio seating area, lawn and flower bed borders
- Close to highly regarded schools, local amenities, supermarkets, leisure facilities and excellent transport links to Sheffield City Centre and the Peak District
- FREEHOLD - EPC D
- Viewings via Banner Cross office




**Floor -1** Building 1

**Ground Floor** Building 1




**Floor 1** Building 1

**Floor 2** Building 1

**Ground Floor** Building 2

**Approximate total area**(1)

2278 ft²

211.7 m²

**Reduced headroom**

7 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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