

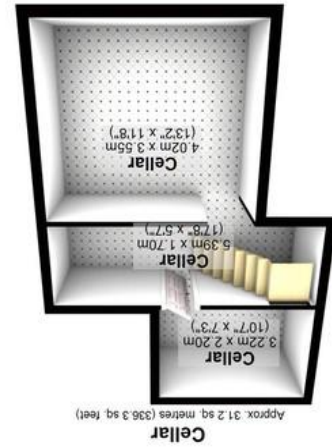
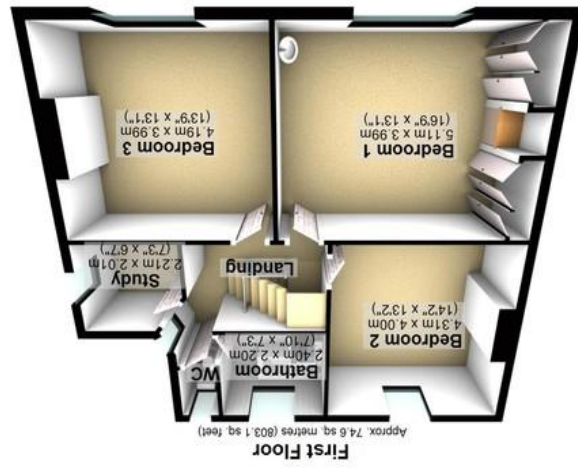
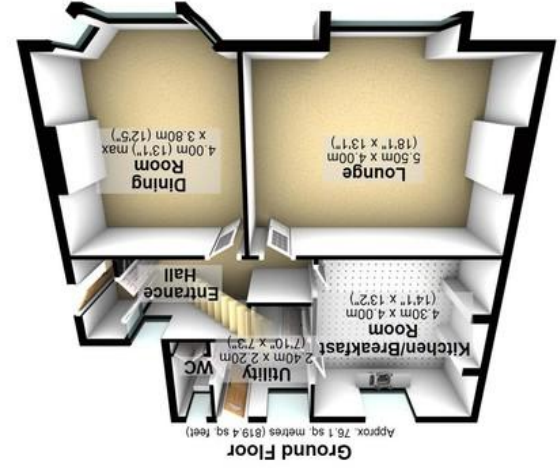
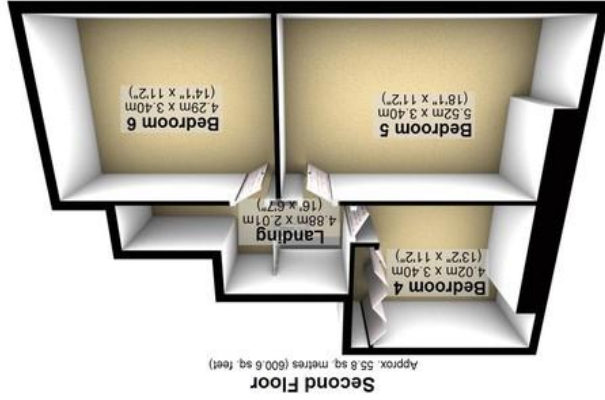
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

www.epcau.com

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Current	55
Potential	81

Energy Efficiency Rating

Total area: approx. 237.8 sq. metres (2559.4 sq. feet)
All measurements are approximate
Plan produced using PlanUp





30 Woodholm Road | Ecclesall | Sheffield | S11 9HT Property Tenure: Freehold

A substantial and very deceptive six/seven bedroomed, bay windowed semi detached family home. Offering a blank canvas for the new buyer to start from and with huge potential to create a personalised, finished forever home. With three impressive floors of accommodation that total 2,600 sq feet, further potential if required to convert the existing basement together with ample off road parking to the front and rear private garden. Offered to the open market with the benefit of no upward chain and immediate vacant possession this property is perfect for the growing family market and simply must be viewed internally to see the full potential on offer. Located on this incredibly popular residential road in the very heart of Ecclesall number 30 is within catchment for Ofsted rated excellent schools of Dobcroft juniors and Silverdale secondary, numerous local amenities are a short stroll and The Peak District is right next door.



- PROPERTY FEATURES**
- SIX/SEVEN BEDROOMED SEMI DETACHED
 - 2,600 SQ FEET OF ACCOMMODATION ACROSS THREE FLOORS
 - AVAILABLE WITH NO ONWARD CHAIN AND VACANT POSSESSION
 - FILLED WITH UNTAPPED POTENTIAL TO CREATE A FOREVER HOME
 - PERFECT FOR THE GROWING FAMILY MARKET
 - DOBCROFT JUNIORS AND SILVERDALE SECONDARY SCHOOL CATCHMENTS
 - PEAK DISTRICT ON THE DOORSTEP
 - VIEWING ESSENTIAL TO SEE FULL POTENTIAL ON OFFER
 - HEART OF ECCLESALL ON THE SOUTH WEST OF THE CITY
 - FREEHOLD COUNCIL TAX BAND E

