

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.

Energy Efficiency Rating	
Potential	Current
A (92+)	A (92+)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
WWW.EPC4U.COM	

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133 Murray Road | Ecclesall | Sheffield | S11 7GH Property Tenure: Leasehold

An incredibly deceptive three double bedroomed, two bathroomed, Victorian terraced property. Benefiting from the passageway on the first floor to create this incredibly spacious feel number 133 has been superbly finished to the highest level by the current vendor to create this ultra cool and contemporary vibe that has also been careful to retain the original period features, character and charm associated with a property from this era. With three superb floors of accommodation that total an impressive 1,501 sq feet that will be pitch perfect for the professional couple or young family alike, it's easy to say that viewing is absolutely essential to fully appreciate the size and style on offer by this outstanding property. Located within a few short strides of Banner Cross that boasts an array of independent cafes, eateries and shops, Endcliffe park is down the road, Greystones Juniors and High Storrs secondary school catchments are available and The Peak District is right next door.



**PROPERTY FEATURES**

- THREE DOUBLE BEDROOMED PERIOD TERRACED
- CONTEMPORARY FINISH COMBINED WITH ORIGINAL FEEL
- BENEFITING FROM THE PASSAGEWAY TO THE FIRST FLOOR
- TWO BATH/SHOWER ROOMS WITH EN-SUITE TO THE MASTER LOFT BEDROOM
- HEART OF ULTRA POPULAR ECCLESALL
- GREYSTONES JUNIORS AND HIGH STORRS SECONDARY SCHOOL CATCHMENTS
- PERFECT FOR THE PROFESSIONAL COUPLE AND YOUNG FAMILY ALIKE
- PEAK DISTRICT ON THE DOOR STEP
- THREE FLOORS OF IMMACULATE ACCOMMODATION TOTTALLING 1,503 SQ FT
- LEASEHOLD WITH 688 YEARS LEFT REMAINING £8.12 PA COUNCIL TAX BAND B £1,597.42

