EADON LOCKWOOD & RIDDLE
ESTD 1840



17, Rushley Drive, Sheffield, S17 3EL

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Description
An extended three bedroom semi detached property which will appeal to a broad range of buyer. The family market will appreciate the villages first class schooling and the potential to extend and add additional accommodation (subject to regs) and downsizers will like the fact that the property has a lovely garden and is close to excellent local amenities. What is undeniable about the property is that the location, plot size and position in Dore are all superb.
The wider than average proportions in the reception hall provide a welcoming first impression to the home and the traditional layout of the property could be improved by knocking through the extended dining room, into the kitchen, to form a modern, open plan kitchen diner if required.
Dore is such a great place to live. The village is home to a superb range of sporting facilities including Padel, tennis, squash, badminton, football, cricket, golf and rugby clubs and the local shops provide everything that residents require. The village is also great for a night out with a number of pubs and restaurants helping to create a vibrant social scene.
The village has a great sense of community and hosts an annual gala on 'The Rec' and there are many music nights on the green throughout the summer.
The surrounding countryside is the perfect backdrop to the village and within a short walk residents can be exploring Ecclesall Woods or the surrounding Moorland.
Transport connections are also superb with bus services running from the village into the centre of town and the train station, at the bottom of Dore Road, providing links to most major cities.
This super property will not fail to impress and is available with no onward chain.

ELR PREMIUM - IMPORTANT INFORMATION, PLEASE READ
ELR is marketing this property with the benefit of 'ELR Premium'.
ELR has introduced ELR Premium to help reduce fall through rates and speed up, what can often be, an unnecessary sales process.
Purchasers will benefit from the pre sale buyers pack, which we have created with our legal partners, Banner Jones Solicitors, to give buyers as much information as possible before they agree to purchase.
The pack includes:
Property Information Questionnaire (PIQ - a summary of the TA6)
TA10 (Fittings and Contents)
Official Copy of the Register
Title Plan
Local Search*
Water and Drainage Search*
Coal and Mining Search*
Environmental Search*
(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available)
ELR Premium allows the sale process to be completed significantly quicker than a 'normal sale'. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed.
The searches, which can take up to five weeks, are ordered on the day the listing goes live and are transferable to the successful buyer as part of their legal due diligence.
Additionally, and on behalf of the seller, ELR requests that the successful buyer enters into a Reservation Agreement and pays the Reservation Agreement Fee of £595 (including VAT). This includes payment for the Information Pack and all the searches (which a buyer typically purchases separately after the sale is agreed).
Upon receipt of the signed Reservation Agreement, payment of the Reservation Agreement Fee, completion of ID and AML checks and the issuing of the Memorandum of Sale, the Seller will agree to take the Property off the market and market it as 'Sold Subject To Contract' (SSTC).
The reservation period is agreed upon at the time of sale but is usually between 60 and 120 days.
The Reservation Fee is non-refundable except where the Seller withdraws from the sale. A copy of the Reservation Agreement is available on request, and ELR advises potential buyers to seek legal advice before entering into the Reservation Agreement.
If you have any questions about the process or want to know how selling or buying with ELR Premium could benefit you, please speak to a member of the ELR team.



- ELR Premium Sale - Buyers fees of £595 including VAT will apply.
- Three bedrooms including two good doubles with wardrobes.
- Lounge at the front of the property.
- Extended dining room with patio doors to the terrace and garden.
- Fitted kitchen with door to the garden.
- Modern shower room and a ground floor W.C.
- Off road parking leading to a detached garage which provides excellent storage solutions.
- Stunning rear garden which offers privacy and a westerly facing orientation. Featuring a terrace, lawn and summerhouse.
- 800 year lease from 1938 at an annual ground rent of £7.50. Council Tax Band D.
- Cavity wall insulation, double glazing and gas central heating combine to produce an excellent EPC rating of C77.


sky





















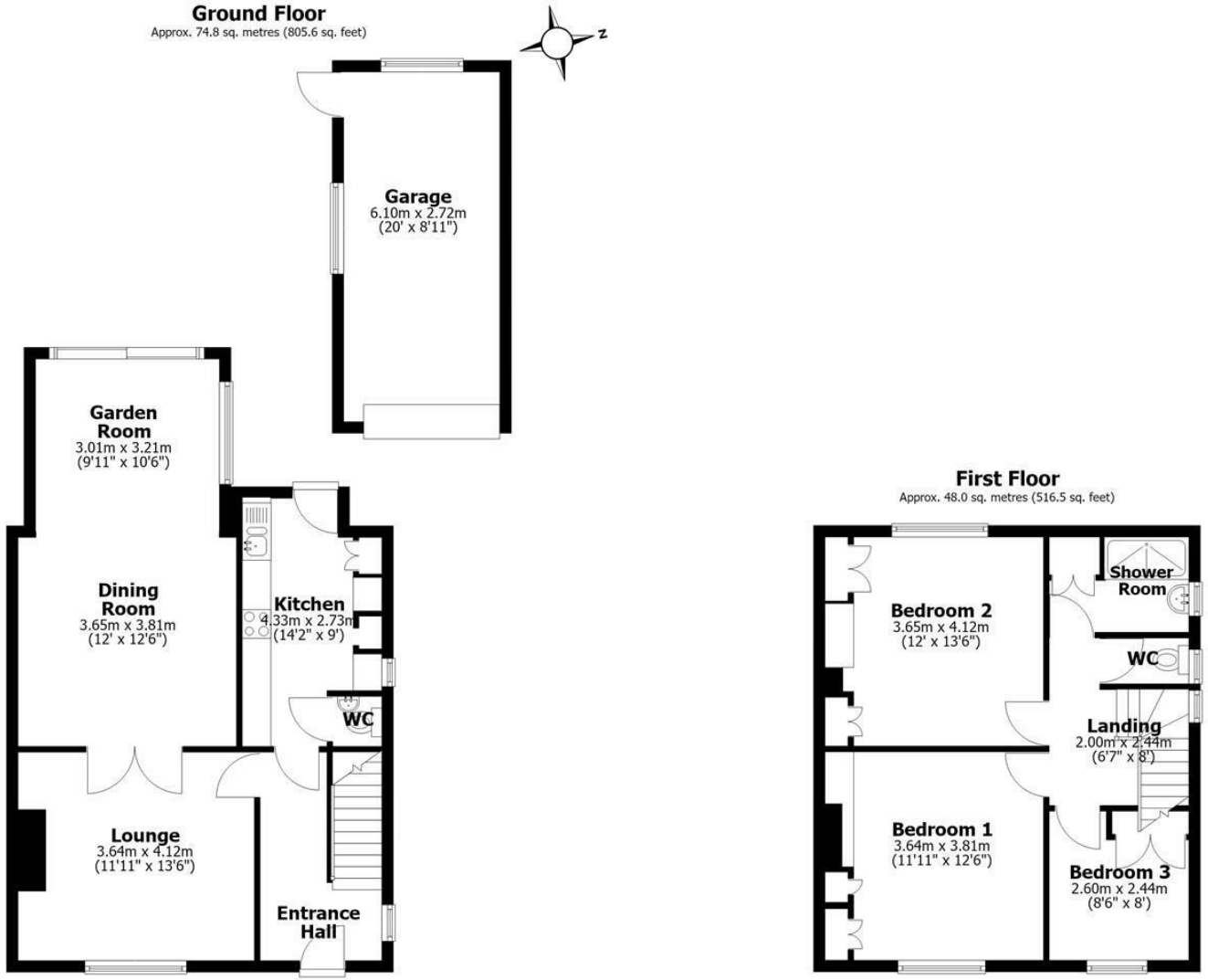

Total area: approx. 122.8 sq. metres (1322.2 sq. feet)

For identification purposes only
All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

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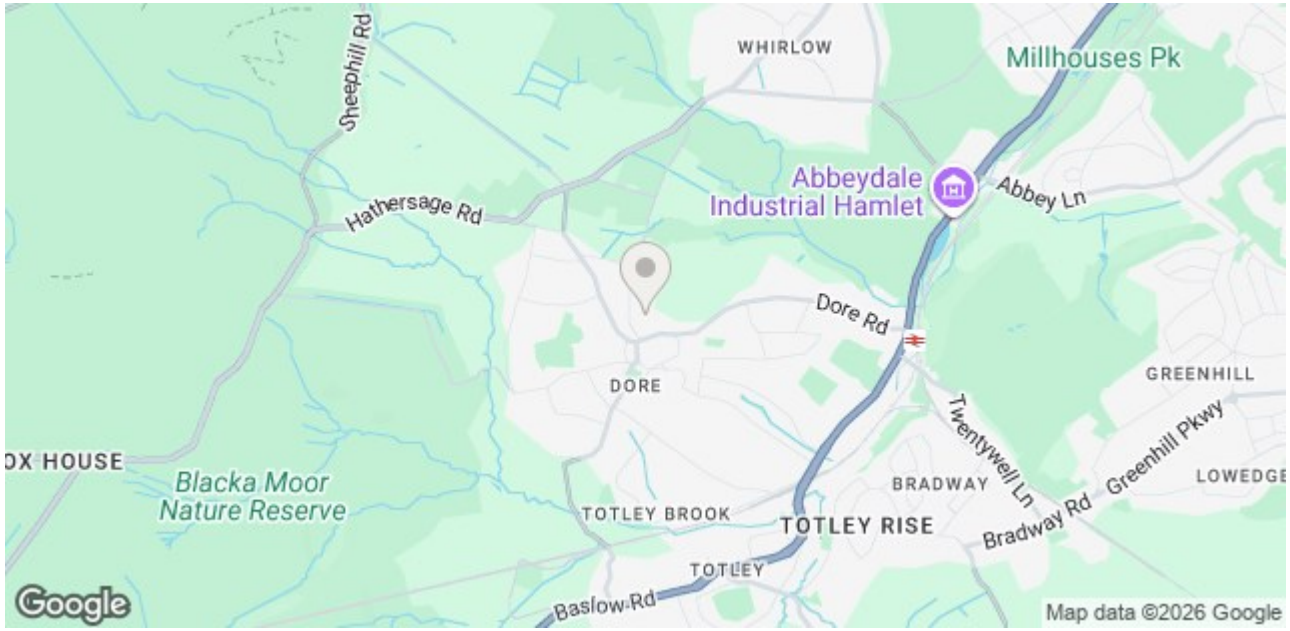
Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.











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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.