

13 Rushleigh Court, Dore Road, Sheffield, S17 3HB

13 Rushleigh Court, Dore

Sheffield, S17 3HB

Description

Apartment 13 forms part of this purpose built block that enjoys an enviable location, close to the village, at the top of Dore Road. The first floor location is ideal for those buyers looking for a bit more security and the apartment itself offers a range of well proportioned, sensibly designed accommodation that includes a large living room with a bay window, an open plan kitchen with a lovely, south facing aspect and an internal hallway that serves the two double bedrooms and a modern shower room. Externally the property is situated around pretty, communal grounds that include areas of lawn interspersed with flower beds and borders and there is plenty of parking for both residents and guests, alongside a private garage found off the bottom drive. Dore Village is a fabulous place to live, residents have an excellent range of amenities to hand and there a good choice of pubs, cafes and restaurants that create a thriving social scene. If sports are your thing then the S17 postcode offers tennis, squash, hockey, rugby, bowls, football and golf facilities to rival any other area in town and the beautiful surrounding countryside of The Peak District National Park can literally be explored from your own doorstep and the villages borders. The residents of Rushleigh Court collectively own the freehold so no ground rent is charged and the annual service charge has historically been kept at a very reasonable rate making this development popular throughout the years, with a broad range of buyer.

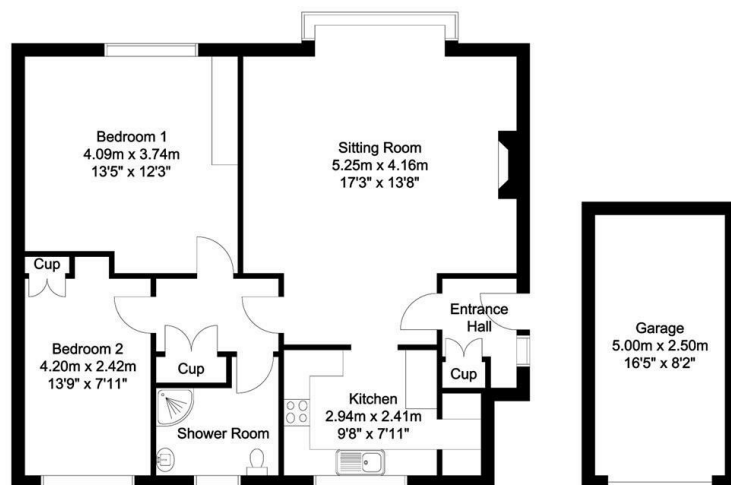
- Two double bedrooms, both with fitted or built in wardrobes.
- Spacious sitting room with a side bay window and an attractive, Limestone fireplace.
- Modern kitchen with a breakfast bar, limed oak units, pantry area and south facing aspect.
- Inner hallway with storage cupboard and airing cupboard.
- Modern shower room with heated towel rail and contemporary tiling.
- Entrance lobby with cloaks cupboard.
- First floor location for added security and a better outlook.
- Communal parking and private garage.
- UPVC double glazing and electric heating.
- Council Tax Band - C and EPC rating C-68.



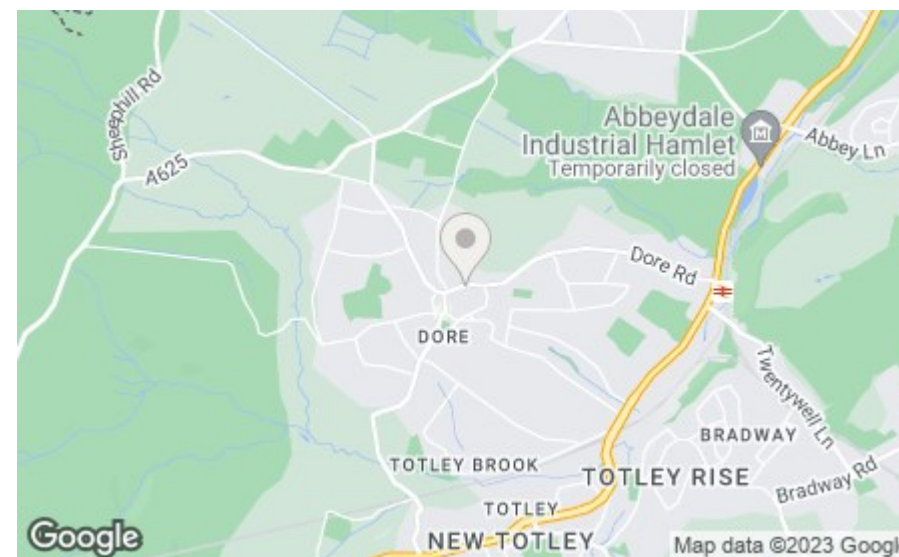


Ground Floor
76 sq m/818.05 sq ft
Approx.

Outbuilding
12 sq m/129.16 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.
No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.
CP Property Services @2023



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

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.