

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

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Description

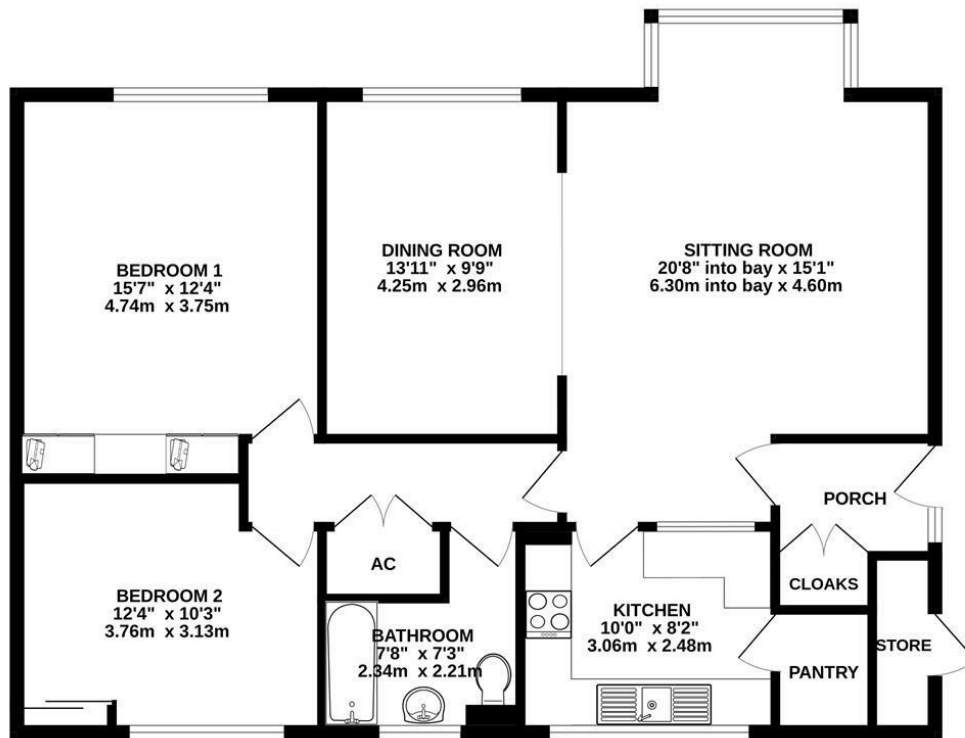
Rushleigh Court is a highly regarded development of apartments that are situated at the top of Dore Road, close to the centre of this most desirable village that is situated on the edge of the city limits as it adjoins the beautiful surrounding countryside. Dore is an exclusive village that has an excellent range of amenities to support its residents, local shops are plentiful and include a Co Op and green grocers and there are a number of cafes, restaurants and pubs to create a thriving social scene. Transport links are also readily available with the village bus providing links into the city centre and Dore and Trolley Rain Station offers train services to both Sheffield and Manchester city centres via some of the pretty Peak Park villages. The development has always been popular with those who are perhaps wishing to downsize or retain a smaller, second home in the UK and this first floor, larger style property will therefore appeal a broad range of buyer. Unlike some of the smaller properties at Rushleigh Court, number 19 has the benefit of an additional reception room that provides flexibility in the way it can be used and valuable extra space. The property is also situated towards the rear of the site, providing additional privacy to the occupier and has a south facing aspect that provides additional heating and a pleasant outlook in the two reception areas and the main bedroom. The first floor position aids security and the garage is accessible via a manual door. In recent years the residents have combined to purchase the freehold and now have control of who they use to look after the site and the annual service charge has therefore been kept at an affordable rate of under £1000 per annum.

- Two double bedrooms.
- Large living room with south facing bay window.
- Additional reception room that could be utilised as a dining room, home office or, with the correct permissions, even be altered to create an additional bedroom.
- Entrance lobby with cloaks cupboard.
- Inner hallway with airing cupboard and additional storage cupboard.
- Bathroom and kitchen.
- Garage and pretty communal gardens.
- No onward chain.
- Freehold, underfloor electric heating, UPVC double glazing and Council Tax Band C
- EPC rating.....



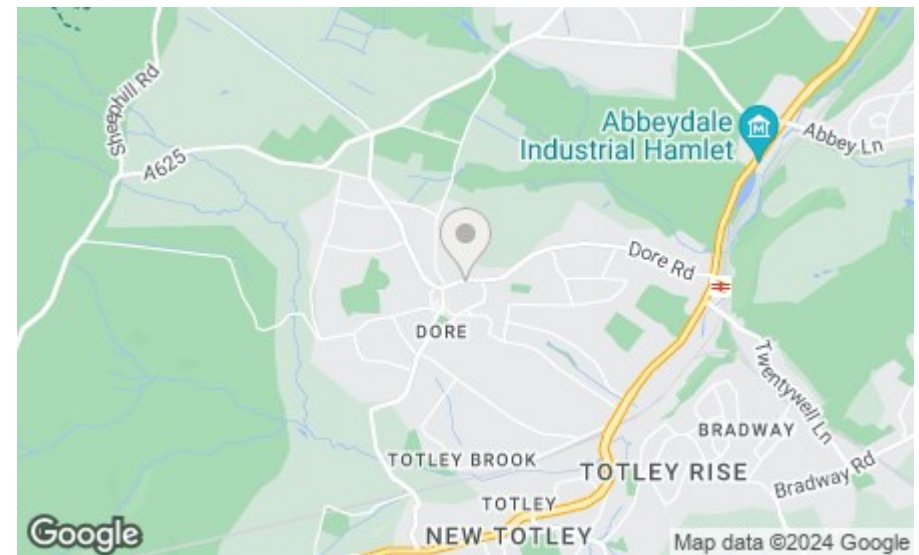


MID FLOOR FLAT



TOTAL FLOOR AREA: 990sq. ft. (92.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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