



104, Bushey Wood Road

Sheffield, S17 3QD

Description

Originally constructed in 1961 as a four bedroom property this property has undergone various redesigns over the years which have included extensions to both the side and rear and the redevelopment of the original fourth bedroom into an ensuite bathroom. It is suggested that the large plot provides the potential for further extensions or even the redevelopment of the site to create your dream home if required (and subject to the necessary consents). The location, just outside the centre of this prestigious and very desirable village is a good one. Within a short walk of the 'outstanding rated' local schools that make the area so popular with families and close to the excellent local shops and amenities found in the centre of Dore. The village is also home to a train station that provides speedy links into town or, out through some of the pretty Peak Park Villages, as far as Manchester's city centre. Dore is found on the very edge of the city limits as it adjoins the beautiful scenery of The Peak Park and yet, conveniently is only six miles south west of the city centre that can be approached via regular bus services. This property offers 1868 square feet of accommodation over two floors and although requiring a general scheme of modernisation does benefit from gas central heating, UPVC double glazing and offers a great opportunity for the next owner to redesign as they see fit and create a forever home.

ELR PREMIUM - IMPORTANT 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



- ELR Premium sale - Buyers fees of £595 including VAT apply.
- Large living room.
- Utility room, conservatory, porch and entrance hall.
- Gas central heating and UPVC double glazing combine to produce an EPC rating of D56.
- Three double bedrooms (originally a four bed home).
- Extended garden room with a feature, picture window, overlooking the pretty rear garden.
- Block paved off road parking for three or four cars and a double garage and beautiful and mature gardens to both the front and rear.
- Two bathrooms (one ensuite) and a ground floor W.C.
- Dining room and separate kitchen which could be combined to create an open plan kitchen diner (subject to regs).
- Freehold, Council Tax Band F and no onward chain.

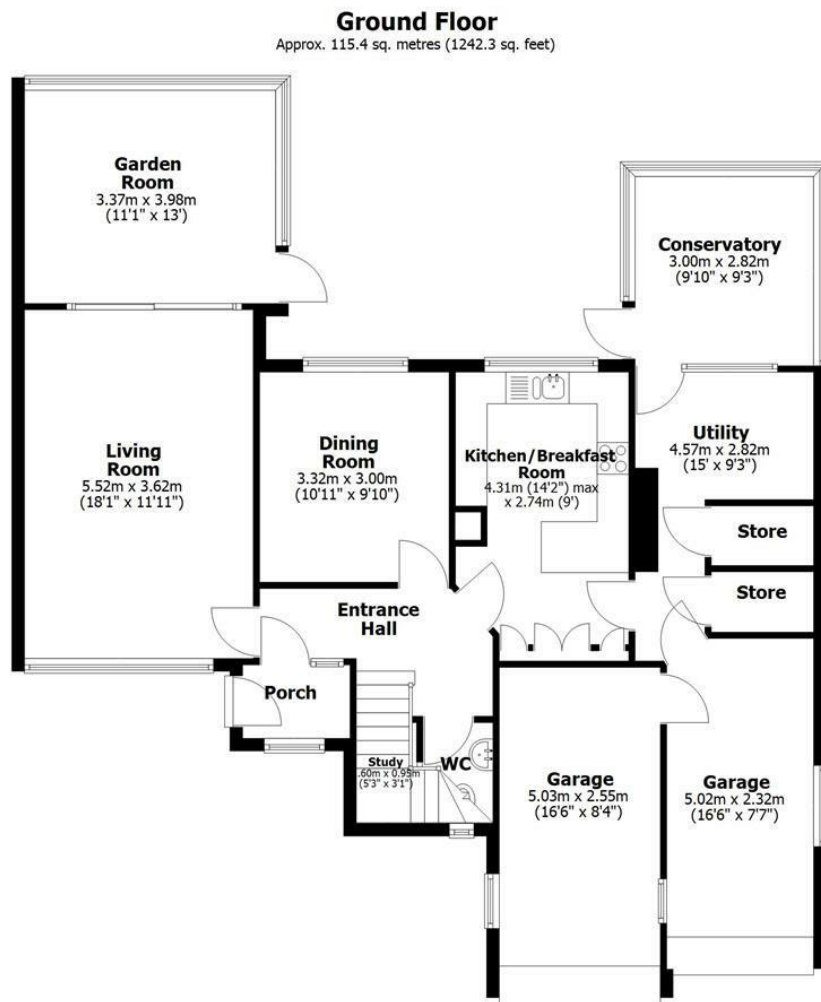


TA6)
TA10 (Fittings and Contents)
Official Copy of the Register
Title Plan
Local Search*
Water and Drainage Search*
Coal and Mining Search*
Environmental Search*
(ELR have ordered the local, drainage, coal and environmental searches; we will add these to the pack as they become available)
ELR Premium 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.



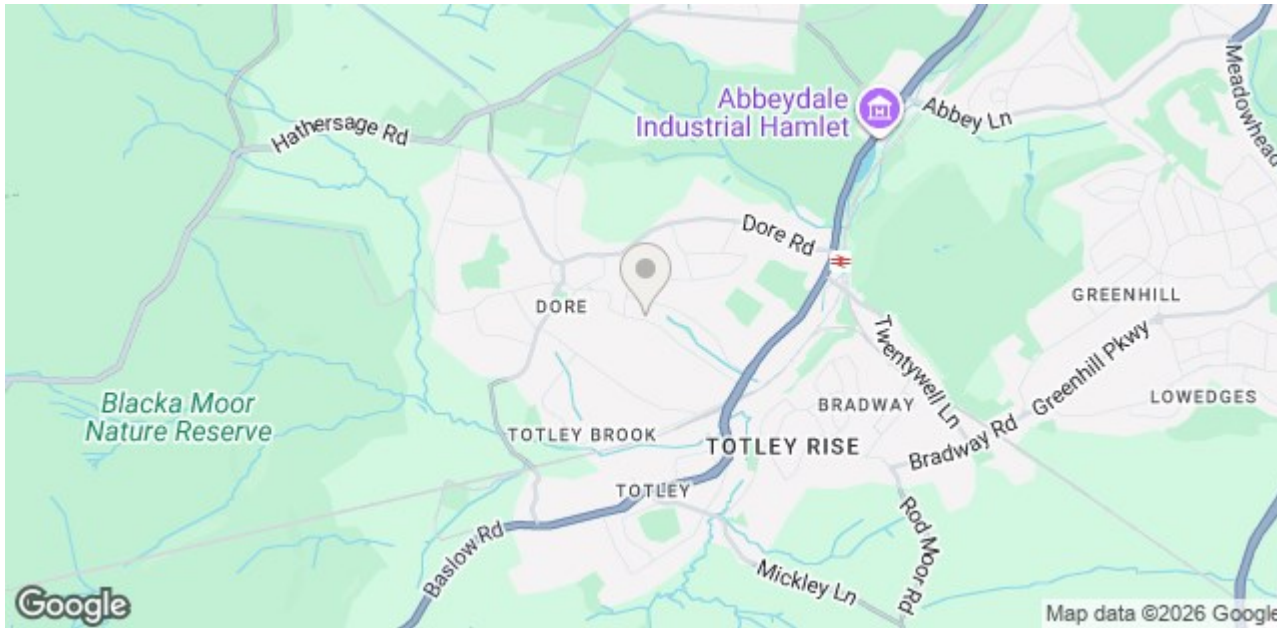






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Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy 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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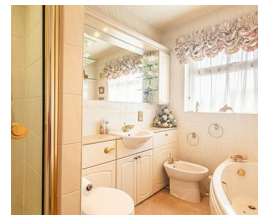
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