



40, Bents Drive

Sheffield, S11 9RP

Description

If you are a family looking for Silverdale catchment and a house with good proportions, and a garden to match, then look no further! This one is a stunner, offering space and versatility in the generous accommodation that spans three floors and occupying a great location in one of the cities most desirable areas. It has parking for three cars alongside a single garage and, internally, everything a family needs including a utility room, four double bedrooms, three bathrooms an open plan kitchen and plenty of reception space. Bents Green is such a lovely and sought after location. Situated on the very edge of the beautiful surrounding countryside yet conveniently close to the city centre, which is found a short drive away. Bents Green has a run of local shops and bus services into town alongside some of the best schooling found in the south west sector of the city. With the cost of renovations spiralling this, already extended property, represents excellent value and an opportunity not to be missed!

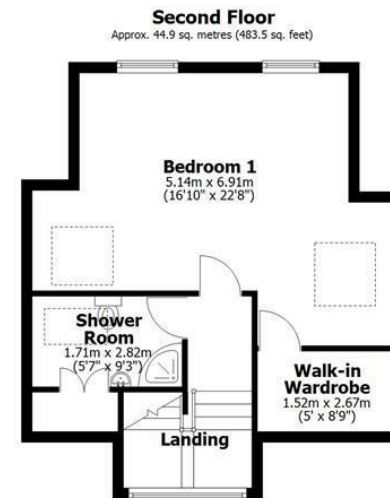
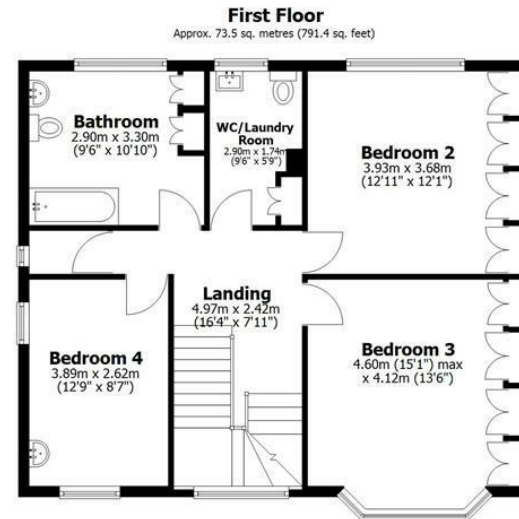
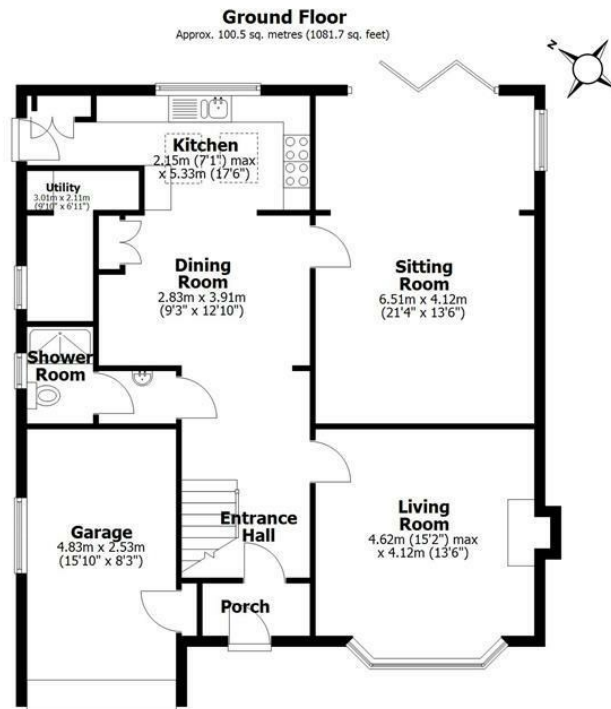


- ELR PREMIUM SALE - Buyers fees of £595 including VAT will apply.
- Four double bedrooms including an outstanding principal suite on the second floor.
- Two spacious and versatile reception rooms, both with wood burning stoves and timber flooring.
- Open plan dining kitchen with plenty of space for families and entertaining.
- Two modern bathrooms (one ensuite) alongside a ground floor shower room.
- Utility room and first floor W.C/laundry room.
- Large garden to the rear with terrace and patio.
- Block paved off road parking for at least three cars and a garage.
- 300 year lease from 1932 at an annual ground rent of £7.50.
- Council Tax Band F, Double glazed and centrally heated to give an EPC rating of C69.









Total area: approx. 218.9 sq. metres (2356.7 sq. feet)

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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& RIDDLE**
ESTD 1840

