



10, Old Hay Lane, Sheffield, S17 3GN

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Description

Within Dore there are only a handful of bungalows that can match number 10 for its location. The property is situated in a superb position, on the edge of the glorious surrounding countryside and yet conveniently only a short, and relatively level walk away from the comprehensive amenities that are found in the centre of the village. The property has a wide frontage, which gives a great first impression and there is plenty of potential here to extend or redevelop to the next owners exacting standards. This lovely home has been significantly extended to both sides and at the rear to give a good balance of accommodation. With three bedrooms, two luxurious bathrooms, a large reception room and a smart kitchen with modern fixtures and fittings in all the right places. Externally there is plenty of off road parking and a south facing terrace at the front and there are also two, independently accessed, garages with one providing access to the pretty, slightly elevated, rear garden. Within the sitting room there are glimpses of the adjacent moors and it is suggested that if planning was obtained for a loft conversion then the upstairs accommodation would enjoy a fabulous, rural view and the house would then appeal to the family market as well. Dore Village is a quite superb location on the edge of the city limits. There are excellent local amenities that include a number of busy pubs, cafes and restaurants along with first class schooling for all age groups. Within the S17 postcode there are also some brilliant sports facilities. Abbeydale Club has tennis, squash, cricket, rugby and hockey facilities along with a gymnasium and there are two challenging golf courses and a driving range found at Bradway. Another lovely facet of this home is its position, close to the surrounding countryside which can literally be explored from your own front door. Within thirty minutes you can find yourself on the top of Blacka Moor, looking back over the city and the walk home leads past both The Cricket Inn and The Crown for well earned refreshments. The property is available with no onward chain and some of the furniture may be available via separate negotiation if required.

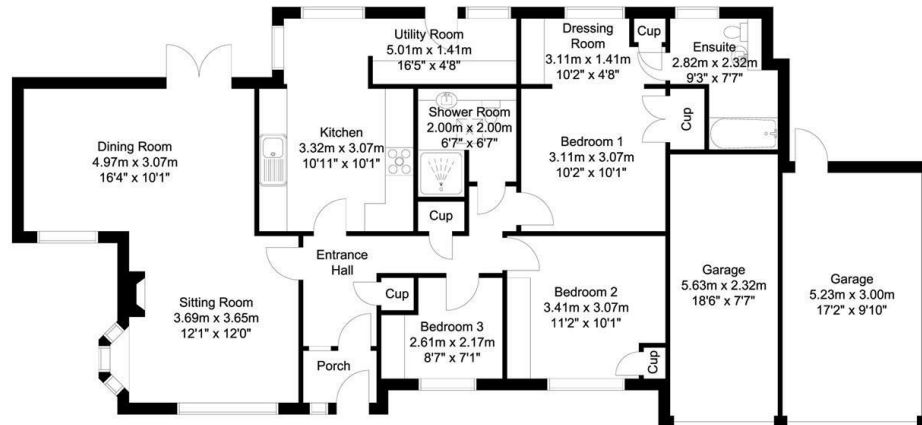
- No onward chain.
- Three bedrooms including two good doubles (the principal being extended and featuring a dressing area) and one that is utilised as a home office.
- Two luxurious bathrooms including one large ensuite. Both bathrooms feature modern sanitary ware that is framed by contemporary tiling.
- Large and extended, L shaped sitting room which enjoys a dual aspect, views towards the moors and access to the rear garden.
- Modern fitted kitchen with extended breakfast area, overlooking the rear garden.
- Utility room with access to the rear garden.
- Off road parking for several cars and a double garage with independent access doors.
- Pretty gardens to the front and rear including a lovely, south facing terrace.
- Potential for further development if required (subject to planning).
- Freehold, Council Tax Band F and an excellent EPC rating of C69 to keep costly utility bills down.



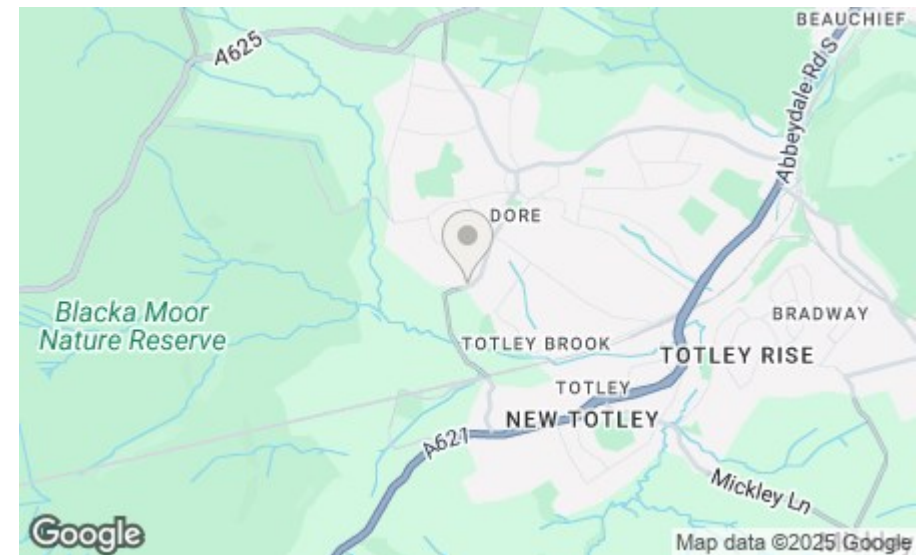


Ground Floor
101 sq m/1087.15 sq ft
Approx.

Outbuilding
29 sq m/1312.15 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.
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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

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