



1, Leyfield Road, Sheffield, S17 3EE

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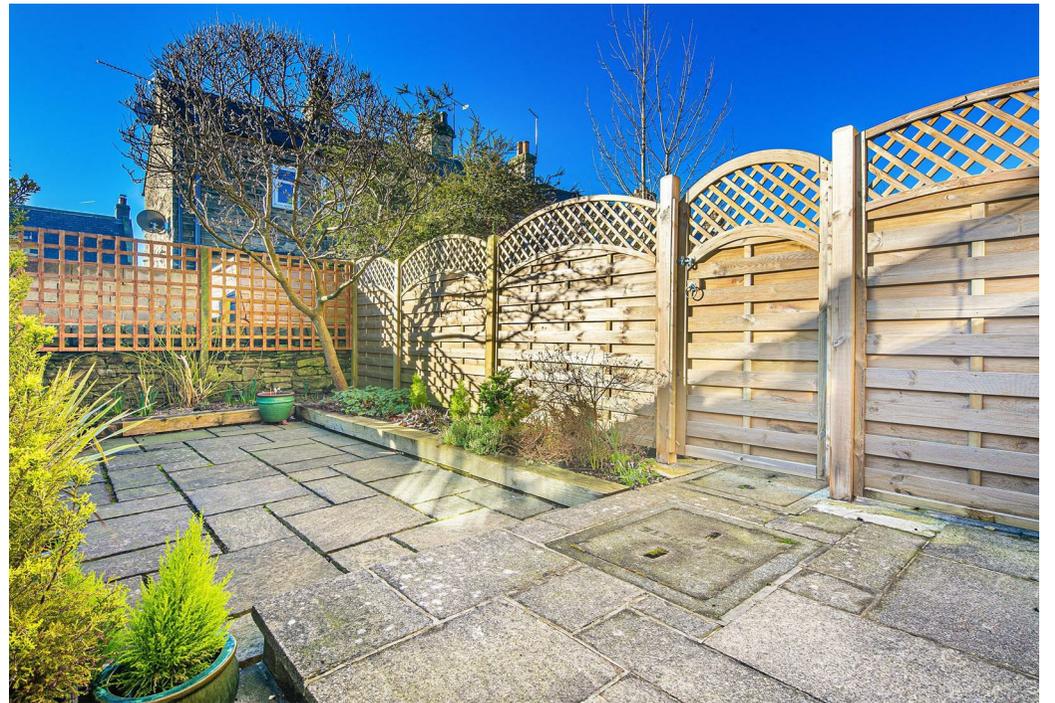
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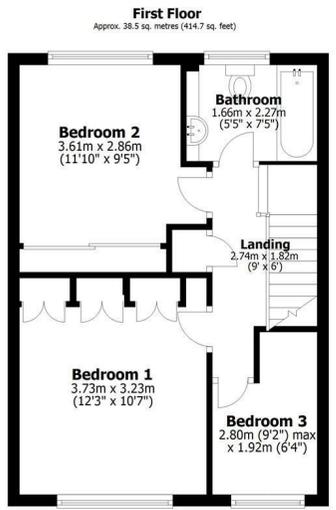
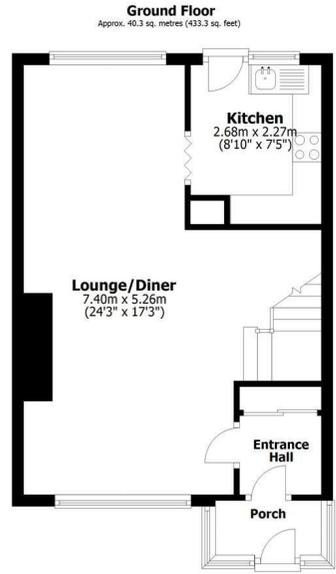
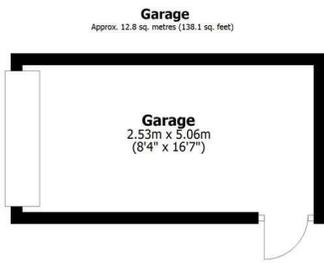
Description

This stone built, freehold, semi detached is situated in the very heart of Dore Village and combines a lovely, sunny garden with a modern finish, perfect for a broad range of buyer. The property is situated at the foot of Leyfield Road, a short walk away from all that this most desirable of villages has to offer and even though the bus terminus is found here there is surprisingly little noise pollution. The property has off road parking and a single garage and to the side of the garage there is plenty of space to extend the accommodation if more living space is required. This lovely home has modern fixtures and fittings in all the right places and the open plan, generously proportioned living room is a really nice feature of the home. The living room is actually that large that it could easily be reconfigured to make room for a larger, dining kitchen across the rear of the house if preferred and subject to regs. The property is also cheap to run with modern heating and double glazing combining to give it a C on the EPC rating and save on costly utility bills.

- Three bedrooms.
- Large sitting room with defined seating and dining areas, enjoying a lovely, open outlook at the front.
- Modern kitchen.
- Bathroom including shower with screen, having contemporary fixtures and fittings.
- Private, low maintenance, south facing rear garden.
- Side garden providing the potential for further development (subject to regs).
- Centre of village location, perfect for downsizers.
- Off road parking for one car and separate, single garage.
- Gas central heating and UPVC double glazing.
- EPC rating C71 and Freehold.



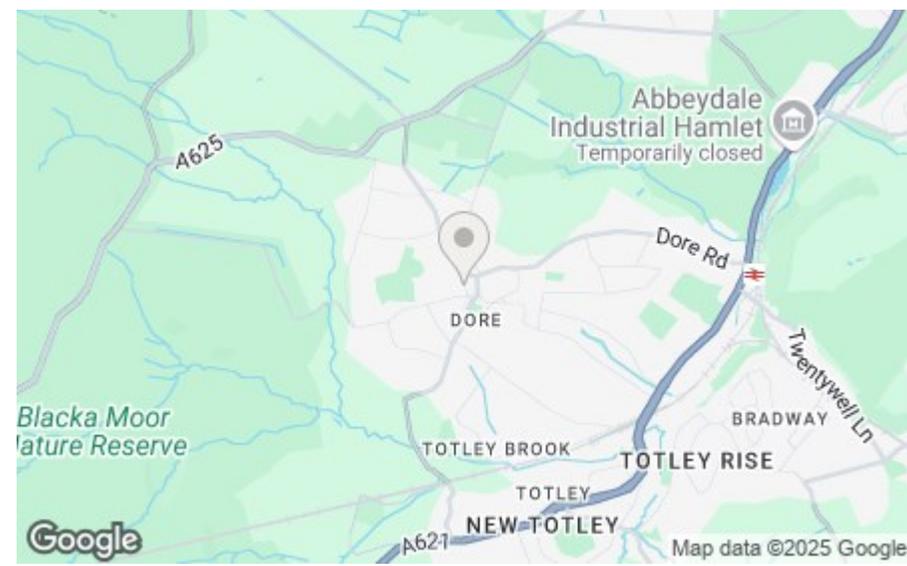




Total area: approx. 91.6 sq. metres (986.0 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans, Ltd
Plan produced using PlanItUp.

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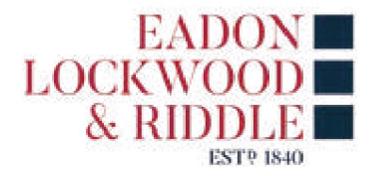
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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect 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.