

24, Leyfield Road, Sheffield, S17 3EE

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## Description

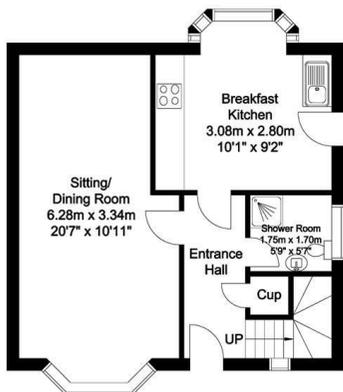
Commanding fine views to the rear and occupying an enviable position in the very desirable village of Dore this spacious, stone fronted three bedroom semi detached represents a superb opportunity for one lucky buyer and is available with no onward chain. The location in the very heart of Dore is superb, tucked away at the end of this short cul-de-sac a moments walk away from all that the village has to offer and the large plot, that includes gardens to the front, side and rear offers excellent opportunities for the house to be significantly extended if required. The property has off road parking for several cars and a side by side double garage and unlike many semi detached houses there are also three, good double bedrooms. Dore Village is a hugely desirable locality which is situated on the very edge of the city limits as it adjoins the glorious surrounding countryside. The village has a strong sense of community and this is felt in any of the busy pubs, restaurants or thriving local shops. The area is a firm favourite with the family market due to the outstanding local schooling and the excellent range of sports clubs found close by.

- Three double bedrooms with the two at the back enjoying lovely views over the playing fields towards the moors beyond.
- Extended breakfast kitchen with bay window overlooking the garden.
- Large through lounge with a dual aspect from the bay window and patio doors opening to the garden
- Bathroom and separate W.C.
- Combined, ground floor shower room /utility room.
- Off road parking for several cars.
- Detached double garage.
- Expansive gardens that include attractively presented gardens to the front, side and rear.
- Leasehold with a 200 year old lease from 1978 at an annual ground rent of £50.
- Gas central heating, UPVC double glazing.

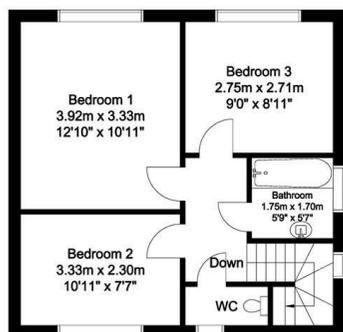




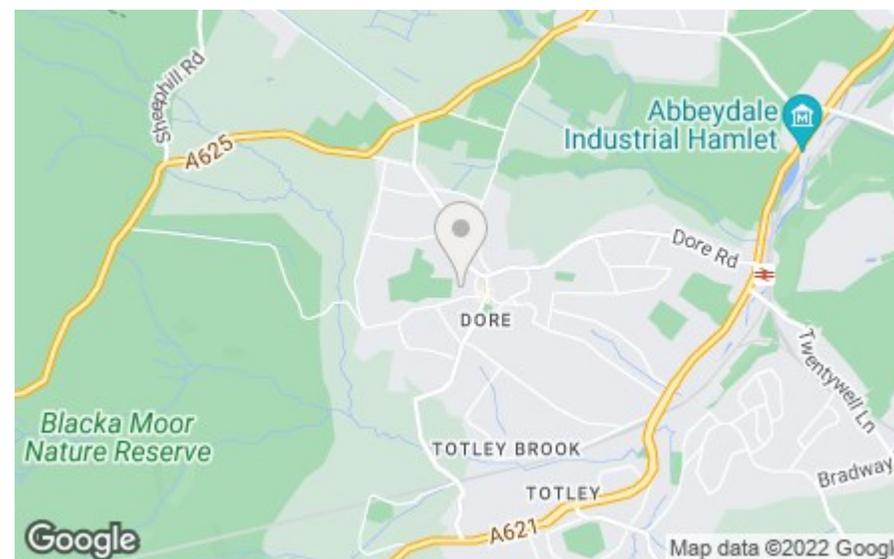
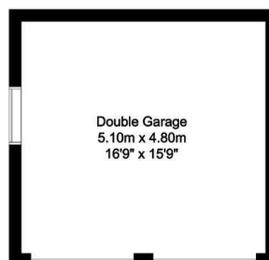
Ground Floor  
43 sq m/462.84 sq ft  
Approx.



First Floor  
41 sq m/441.32 sq ft  
Approx.



Outbuilding  
24 sq m/258.33 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 room 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. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted this plan.  
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