



# 37, Brickhouse Lane

Sheffield, S17 3DQ

## Description

Situated in the top corner of this most desirable village, opposite the five acre field that provides a lovely outlook and the perfect setting for this incredible home. The property has been significantly extended over the past years to both the side and via the loft and, due to its corner position, has a generous, south facing garden and two driveways providing off road parking for a number of cars. The double garage holds the potential of further development, and is currently double skinned over two floors with windows already fitted. The finish throughout is luxurious with no expense spared on the fixtures and fittings. There is a bespoke, open plan dining kitchen; a top of the range SieMatic design featuring a large, Dekton topped island unit with Bora hob and an additional lounge area which provides the perfect setting for entertaining and family life, two luxurious bathrooms and an occasional bedroom on the second floor that can be accessed via one of the bedrooms to the rear and would make a perfect home office. Further features of this property include the bespoke, handmade wardrobe units and office units, along with Lutron electric blinds and lights, which are customisable to the individual. The beautiful Peak District National Park is easily accessed and, although having a certain rural charm to the location, there is also the convenience of excellent local shops and some of the best transport links in the city. Dore Train Station provides links to both Manchester and Sheffield's city centres making the village a great place to live if you are a commuter. The S17 postcode also offers sports enthusiasts everything they could ask for, with some of the best facilities in the city for golfers, padel players, squash, tennis, rugby, hockey, badminton and football all found within a short drive.



- ELR Premium sale - Buyers fees of £595 including VAT will apply (see 'Description' for information).
- Cosy snug with a bay window and a lovely rural outlook.
- Two luxurious bathrooms with elegant tiling framing the modern suites.
- Freehold and Council Tax Band E.
- Four/five bedrooms including four doubles and a second floor occasional room that would make a great home office.
- Stunning, open plan dining kitchen with large, central island.
- Plenty of off road parking including a front drive alongside a gated rear drive and double garage.
- Modern heating, building regs and double glazing combine to provide an excellent EPC rating of C69.
- Reception hall, ground floor W.C. and a separate utility room.
- South facing garden, perfect for summer.



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 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' (STC).

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.







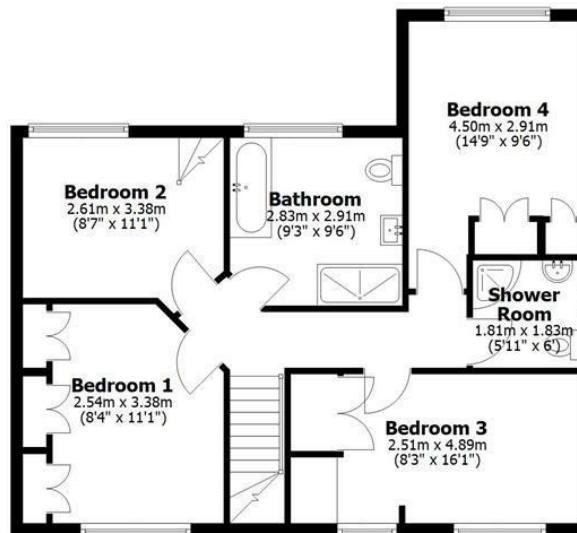
### Garage

Approx. 29.1 sq. metres (313.7 sq. feet)



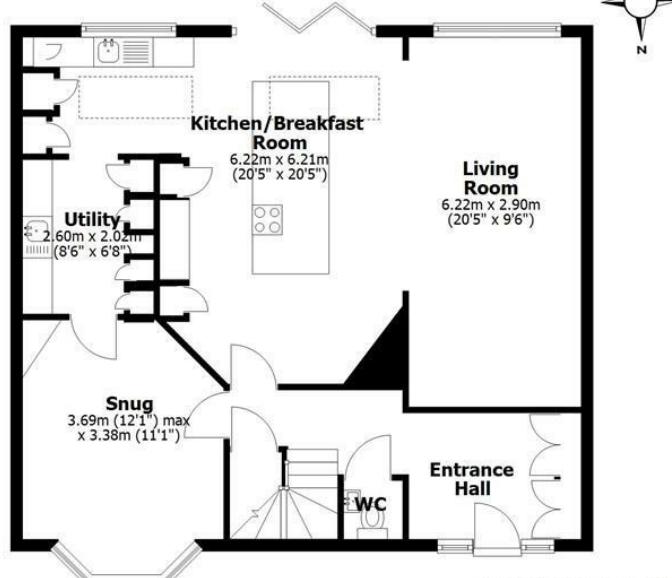
### First Floor

Approx. 66.7 sq. metres (717.9 sq. feet)



### Ground Floor

Approx. 79.3 sq. metres (853.3 sq. feet)



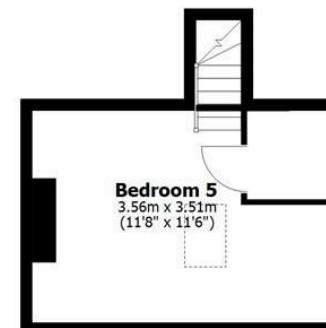
Total area: approx. 194.2 sq. metres (2090.8 sq. feet)

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

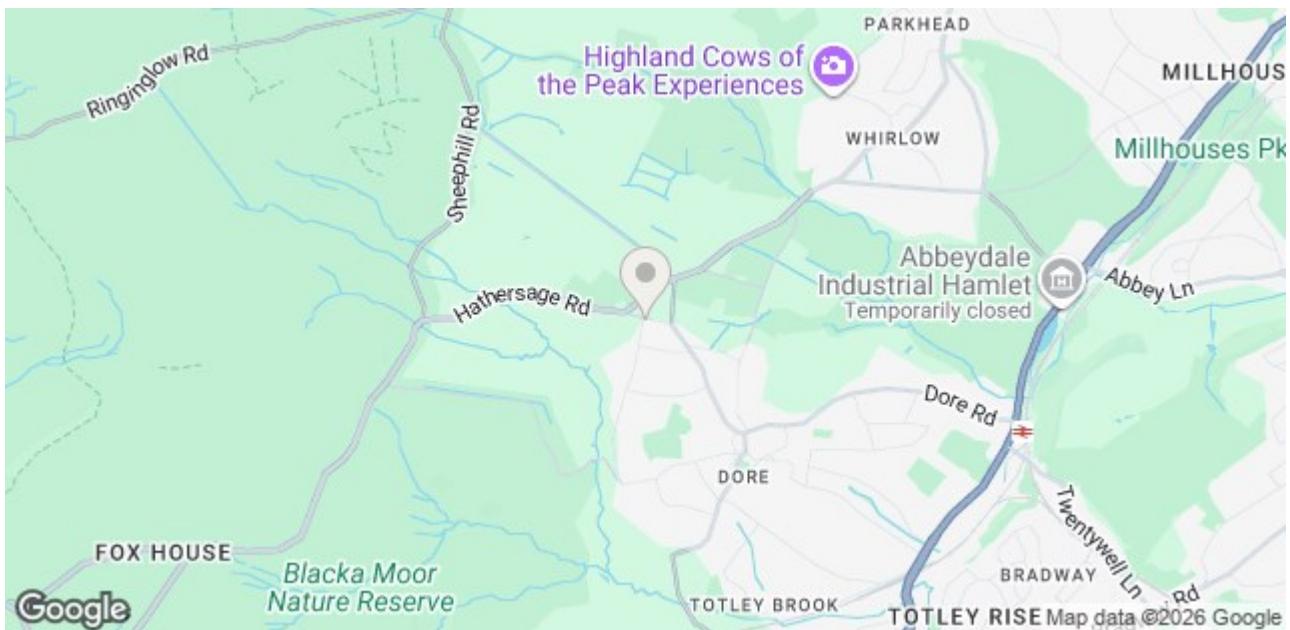
**37 Brickhouse Lane**

### Second Floor

Approx. 19.1 sq. metres (206.0 sq. feet)



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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