





# 88, Peveril Road

## Sheffield, S11 7AR

### Description

Guide Price £375,000-£400,000

Nestled in the sought-after area of Peveril Road, Sheffield, this charming three-bedroom end of terrace house offers a delightful blend of comfort and modern living. Upon entering, you are welcomed into two spacious reception rooms, perfect for both relaxation and entertaining guests. The recently fitted modern kitchen is well-equipped, making it an ideal space for culinary enthusiasts.

The property boasts three well-proportioned bedrooms, with the top floor bedroom providing stunning views across the city, creating a serene retreat. The versatile bedroom/study features built-in storage, catering to your organisational needs while offering flexibility for various uses.

With a family bathroom and ensuite to the top floor bedroom, this home is designed to accommodate family life with ease. The tiered rear garden, complete with a terrace, presents an excellent outdoor space for enjoying sunny days or hosting gatherings.

Situated in a popular residential location, this property is in close proximity to the beautiful Endcliffe Park, perfect for leisurely strolls or outdoor activities. On-street parking is available, adding to the convenience of this lovely home.

This end of terrace house is an excellent opportunity for those seeking a comfortable and stylish living space in a vibrant community. Don't miss the chance to make this delightful property your new home.



- Three bedroom end terrace house
- Bedroom/study with modern built-in storage
- On street parking available
- Council Tax Band B. Leasehold.

- First floor bathroom as well as ensuite to the top floor bedroom
- Views towards Sheffield City Centre
- Tiered garden with terrace, perfect for relaxing summer evenings
- Modern and recently fitted kitchen
- Close proximity to Endcliffe Park
- Two reception rooms and cellar to lower ground floor, offering the opportunity to convert subject to planning regulations





#### 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' (SSTC).

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.













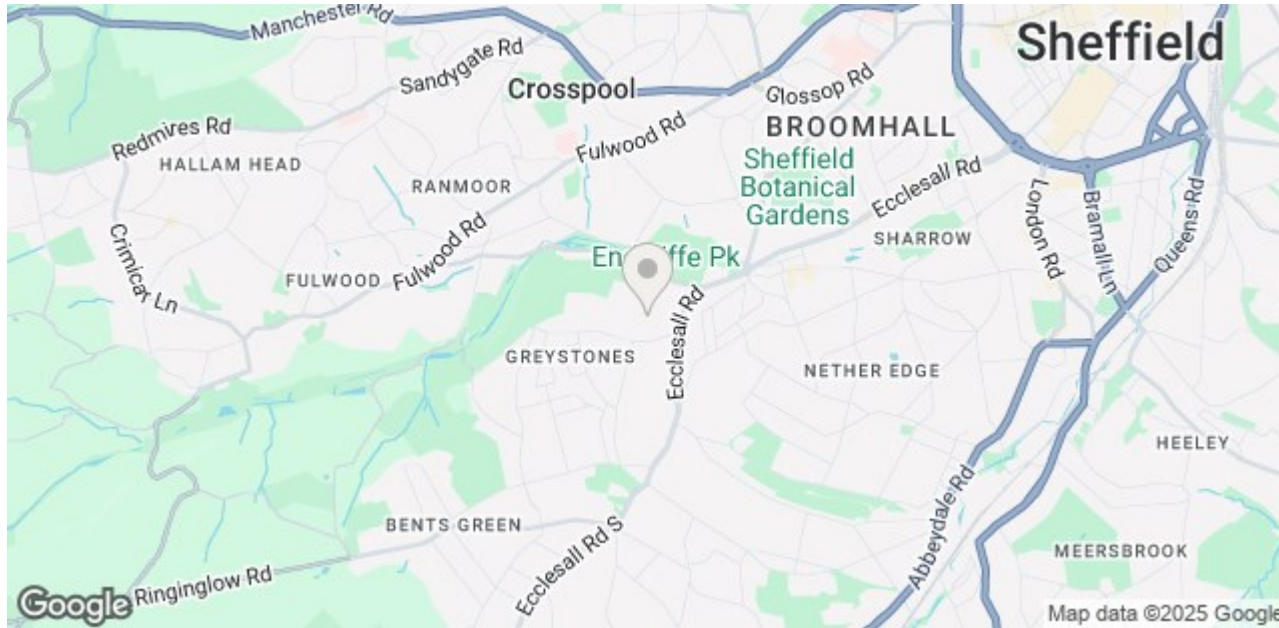




**88 peveril road, Sheffield**

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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