



28 Leyfield Road, Dore, Sheffield, S17 3EE

Saxton Mee

# 28 Leyfield Road

## Dore

Guide Price

# £490,000

GUIDE PRICE - £490,000 - £500,000

An unrivalled location situated in the heart of Dore Village, just paces away from the Co-Op, Recreation Ground, Restaurants and all of the other amenities available, at the top of a quiet cul-de-sac, away from the hustle and bustle, is this superb and well maintained three bedroom semi detached family home with level south facing rear garden, garage, workshop/home office. Overlooking the Recreation Ground with stunning unspoilt views of Black a Moor.

This delightful family home has the potential for planning permission to extend at the rear and side, subject to the necessary consents, and briefly comprises;

Entrance hallway with oak flooring, bay windowed lounge with electric fire and marble plate, open plan dining-kitchen with fitted appliances, black granite worktops and tiled splash back. Garden room with double doors onto patio entertaining area. Porch/boot room. Fully tiled, tastefully decorated, downstairs shower room. Storage cupboard. To the first floor; three great size double bedrooms, the third bedroom has fitted wardrobes - ideal as a study/dressing room. Family bathroom with floor to ceiling tiles. Separate WC. Boarded loft.

Outside - to the front; a lawned garden and paved driveway which provides access to the garage and parking for several cars. To the rear: a low maintenance lawned garden with attractive shrubs and back gate. Adjoining the garage is a separate workshop/gym/home office.

With great schools, close bus route, excellent transport links including Dore and Totley Station, linking with major rail lines, and proximity to the Peak District an internal inspection is highly recommended in order to appreciate this delightful accommodation and enviable location. A real gem! Viewing highly recommended.

Council Tax Band: D  
Tenure: Leasehold



- Superb unrivalled location in centre of Dore village
- 3 double bedrooms
- Open plan living area & Garden Room
- Potential to extend
- Workshop/Home Office/Gym
- Level south facing garden
- Stunning views of Blacka Moor
- Garage
- Internal Inspection Recommended
- Viewings via Banner Cross





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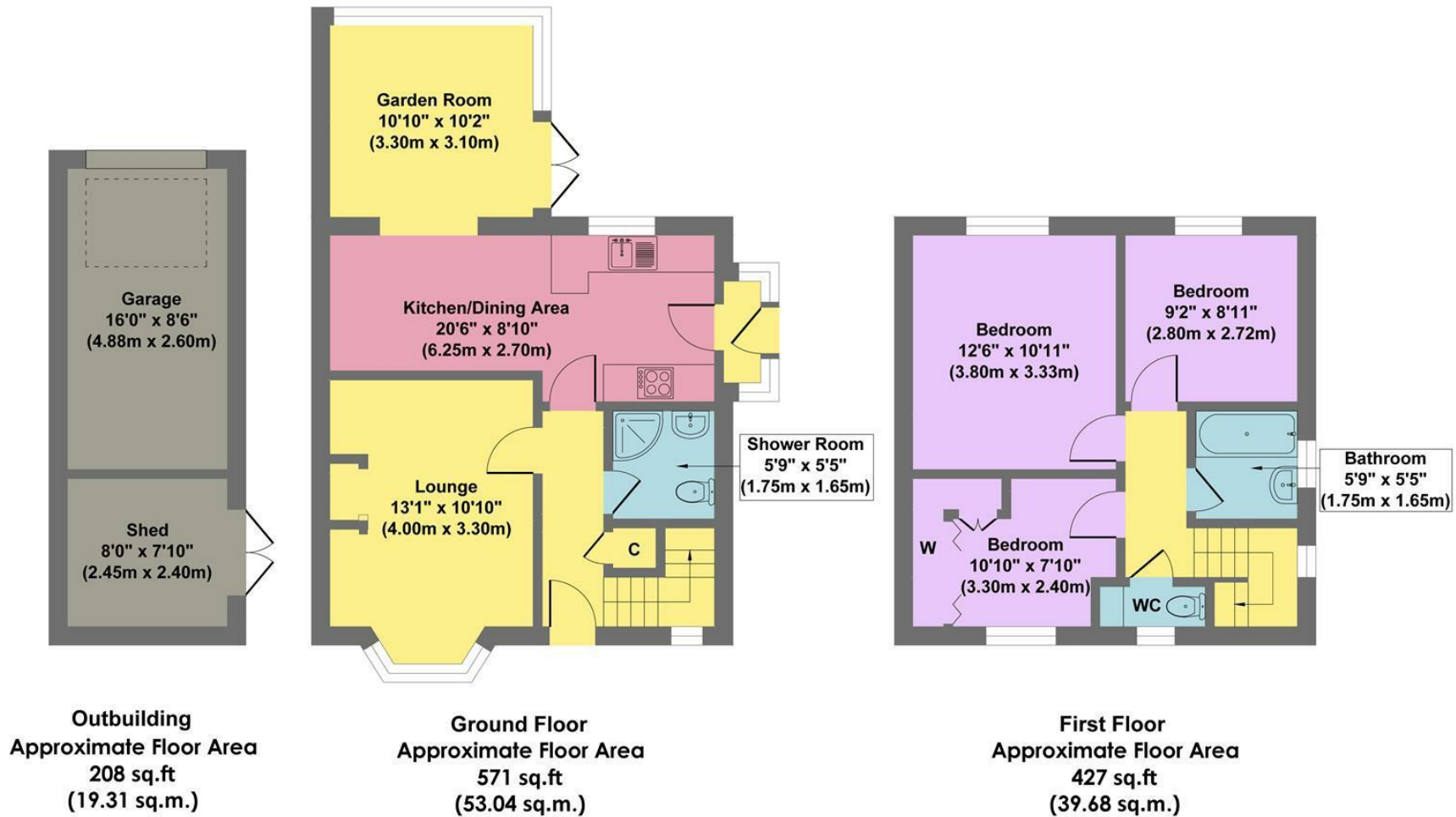


Illustration for identification puposes only ,measurements are approximate, not to scale

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