









## 26 Leyfield Road

Dore • Sheffield • S17 3EE

Asking Price £500,000

A fabulous 3 bedroom stone fronted semi-detached house situated in the heart of Dore Village. Comprehensively refurbished in recent years to a high standard to create a beautiful home at the head of a cul-de-sac, with landscaped gardens, a double side-by-side driveway and additional parking, and pleasant westerly facing views at the rear. Benefits from a modern kitchen, modern bathroom, and two WC's, stylish décor throughout, gas central heating with a combination boiler, double-glazed windows with bespoke fitted blinds, a security alarm, and a garage. Ideally placed for local shops and amenities in Dore Village, nearby pubs and restaurants, the bus service, recreational parks, local, highly regarded schools, and access to the nearby Peak District. On the ground floor, a front entrance door opens into a reception hall with light oak wood laminate flooring, which flows through most of the ground floor, along with pale grey walls, and painted internal doors. The hallway has a useful recessed closet for coats and shoes, also housing the Vaillant gas central heating combination boiler. There is a cloakroom, fully refurbished with a modern WC, Vanity wash basin, with stylish tiling, a heated towel rail, side window with a blind, and bespoke fitted cupboards for more coats. The living space has a popular open plan design to incorporate the lounge, dining area, and kitchen. The lounge has a front bay window with fitted blinds, along with a focal wall-mounted fire. The dining area has French doors onto a landscaped rear garden with a westerly aspect, catching the afternoon and evening sun. The kitchen has a beautiful range of pale grey coloured Shaker units with granite worktops, matching splashbacks, with complimentary tiling and concealed lighting beneath the wall mounted units. The worktops incorporate a breakfast bar. Included within the sale is an integrated oven, a gas hob, extractor, and a dishwasher. There is plumbing for a washing machine and space for a fridge freezer. A rear window benefits from a lovely outlook and a side door opens onto the driveway. On the first floor, there is a landing with a ceiling hatch, with a pull-down ladder, to the loft for storage. There are three bedrooms, a bathroom, and a separate WC. The main bedroom is a generous size with modern fitted wardrobes, a TV point, and splendid views over the football pitches, recreational grounds, and beyond. The other two bedroom are also well-presented in grey tones with grey carpets. All the carpets along with the blinds are included in the sale. The bathroom was refurbished in 2023, the walls being fully tiled, with a white suite including a shower above the bath with a glass shower screen, a Vanity wash basin with a matching wall unit and mirror, heated towel rail, and side window with blind. The separate WC was refurbished at the same time with partially tiled walls, a tiled floor, WC, Vanity wash basin, and electric heaters. Outside, the property commands an enviable position at the head of the cul-de-sac with an impressive Resin driveway, for two cars, side-by-side at the front, extending to the side with further parking, and leading to a single garage, extending to create a patio at the rear. Adjoining the patio is an artificial lawned garden set within walled boundaries with inset fencing, so a low maintenance garden. The garden shed is included. The property is leasehold with a 200 year lease from 1978 with an annual ground rent of £50. The Council Tax Band is D. EPC Rating TBC.









- Attractive Semi-Detached House
- 3 Bedrooms & 2 WC's
- Refurbished in Recent Years
- Beautiful Interior. A Must See.
- Stunning Kitchen & Bathroom
- Resin Driveway for Numerous Cars
- Garage
- Landscaped West Facing Rear Garden
- Lovely Views at the Rear
- Fabulous Location in Heart of Dore





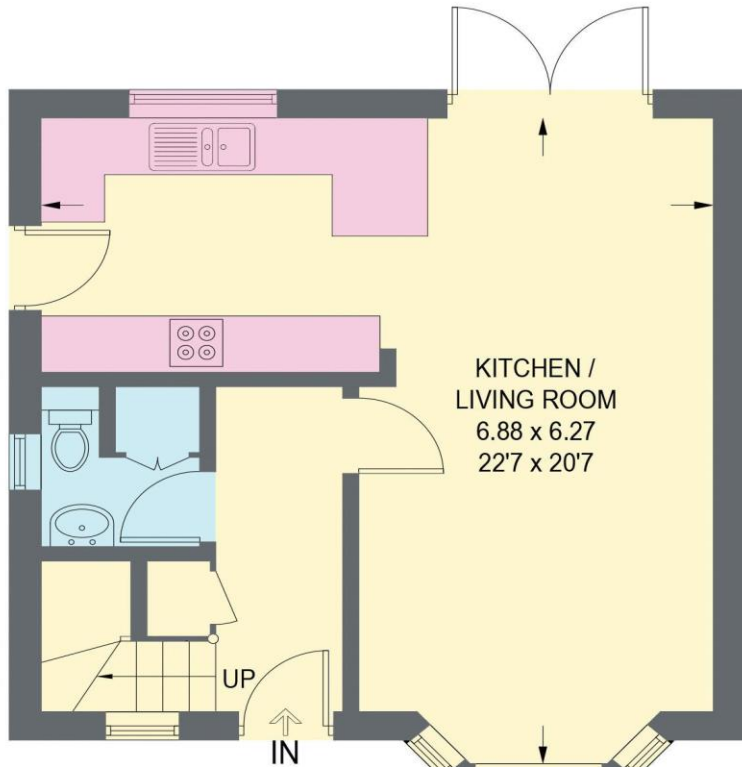


## 26 LEYFIELD ROAD

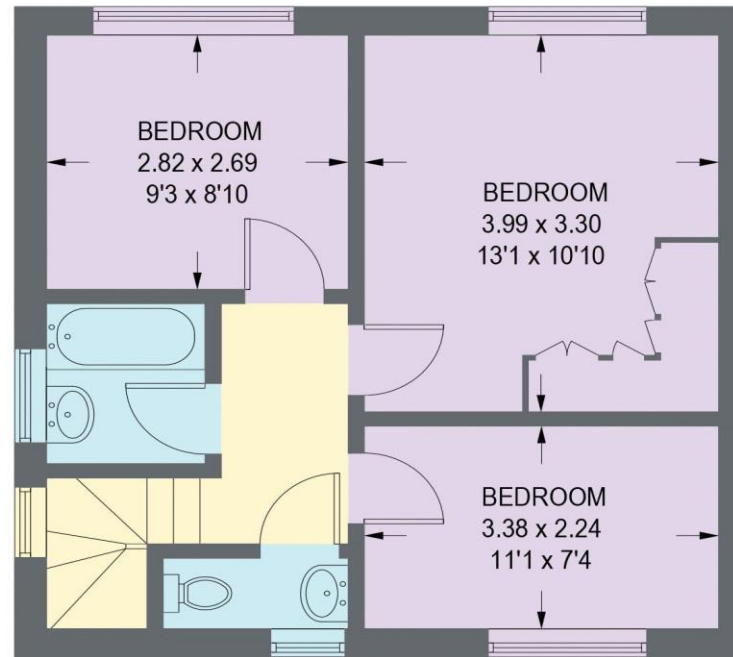
APPROXIMATE GROSS INTERNAL AREA = 81.5 SQ M / 877 SQ FT

GARAGE = 12.4 SQ M / 133 SQ FT

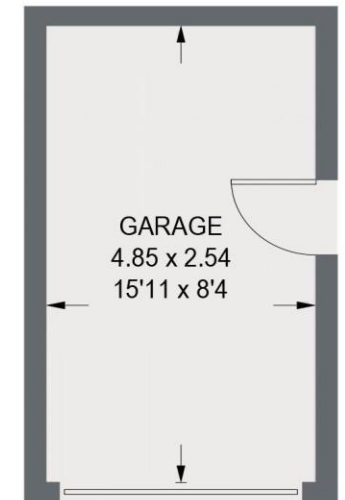
TOTAL = 93.9 SQ M / 1010 SQ FT



**GROUND FLOOR**  
**41.5 SQ M / 447 SQ FT**



**FIRST FLOOR**  
**40 SQ M / 430 SQ FT**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration is for identification purposes only,  
measurements are approximate, not to scale.

(IDMRP/2025)



