



# 12, Blacka Moor View

Sheffield, S17 3GZ

## Description

A deceptively spacious family home which is located on a quiet cul de sac, towards the top end of the village, a short walk away from local shops, bus services and a thriving social scene. The road is aptly named, with the three properties at the bottom of the road benefitting from a quite lovely outlook, over the surrounding moors and countryside which provide the perfect backdrop for this beautifully presented home. People are naturally drawn to Dore Village because it is such a great place to live and raise a family. With outstanding schooling and a strong sense of community, the village plays host to an annual gala on 'The Rec' along with other events on the village green and there are a number of busy pubs, restaurants and cafes that combine to make the area a popular destination for a night out and a great social scene. The



- Five/six double bedrooms including one which is currently utilised as a home office.
- Three large reception rooms providing versatility in the way they can be used.
- Excellent dining kitchen with modern fixtures and fittings in all the right places.
- Three luxurious bathrooms (two ensuite) with modern sanitary ware framed by elegant tiling.
- Wide and welcoming reception hall with feature, Crittal doors framing the opening to the rear reception room.
- Block paved off road parking and a detached double garage.
- Pretty gardens to both the side and rear which enjoy a south through to west facing orientation.
- Stunning view, great schooling and beautifully decorated throughout.
- Utility room and large ground floor W.C/cloakroom.
- Council Tax Band G, Freehold and an excellent EPC rating of C69 to help keep monthly utility costs down.



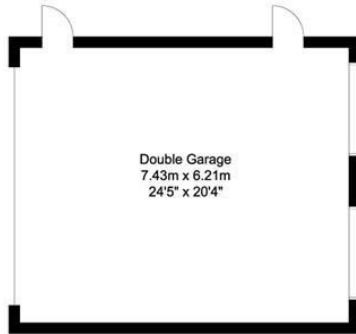
beautiful surrounding countryside is always on hand and can literally be explored from your own doorstep and within thirty minutes you can find yourself on the top of Blacka Moor enjoying panoramic views back towards the centre of town. The village is also very well connected by transport links, commuters can utilise regular bus services into town and the train station also provides speedy links into the city centre or into the centre of Manchester via stops in the pretty villages of The Hope Valley. Sporting facilities also abound in the S17 postcode, there are two challenging golf courses and a driving range to hone your swing in Bradway and rugby, tennis, squash and hockey facilities can be found at Abbeydale Sports Club. Sheffield United's recent acquisition of the HSBC sports club will also be bound to make a positive impact on the desirability of the area and continue the upward trend of house prices making it a prudent place to invest.



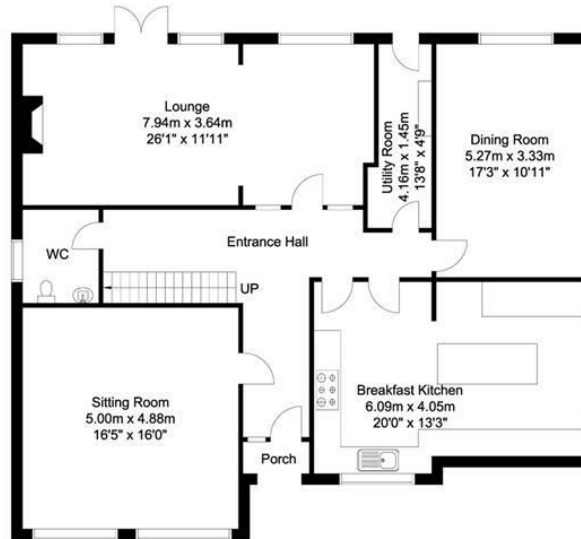




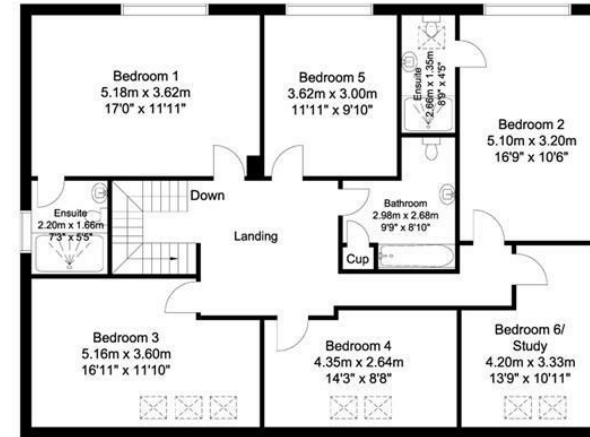
Outbuilding  
46 sq m/495.13 sq ft  
Approx.



Ground Floor  
128 sq m/1377.78 sq ft  
Approx.

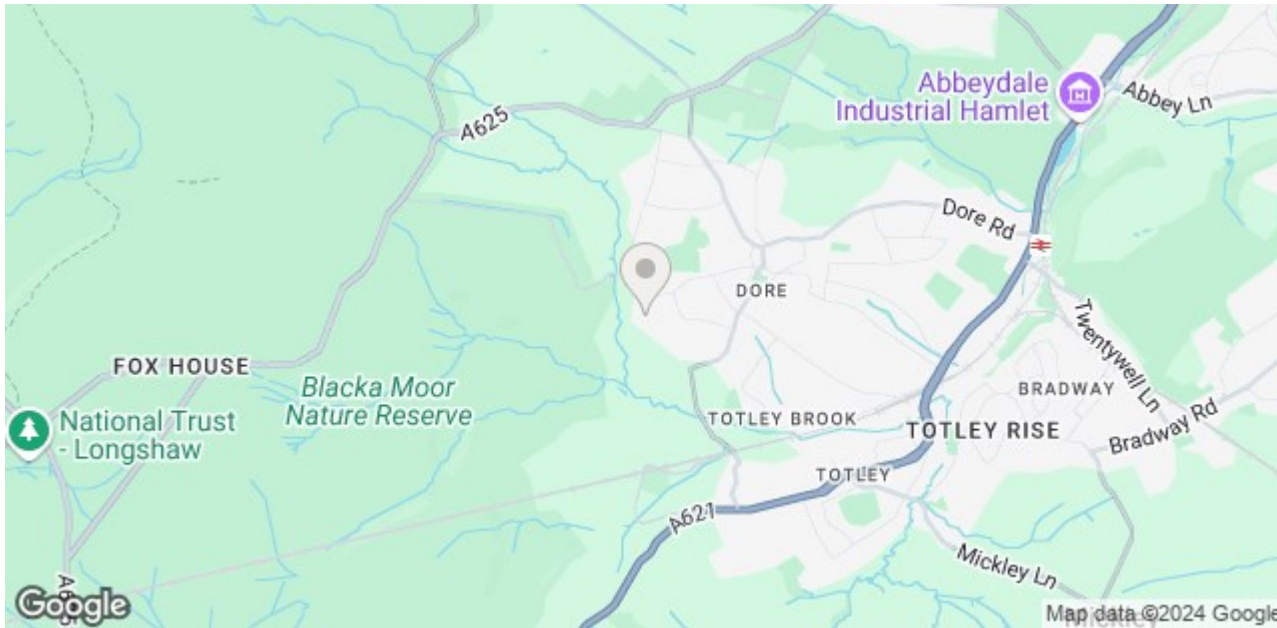


First Floor  
118 sq m/1270.14 sq ft  
Approx.



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 rooms 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. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.  
CP Property Services @2024

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