



71, Carr Bank Lane

Sheffield, S11 7FB

Description

Constructed in 2001 on a south facing plot with a gated driveway at the front, this splendid property will not fail to impress the discerning buyer with a versatile layout that encompasses over 3133 square feet of accommodation. The property is available with no onward chain and is also a very efficient home to run, with the modern building regs being complemented by quality double glazing and gas central heating to create a respectable EPC rating. Currently utilised as a four, double bedroom home it could easily be altered to suit the next owners requirements and offer further bedrooms or living space as necessary. There are three large reception rooms alongside a separate home office/gymnasium that can be accessed from the driveway so there is plenty of space here to use as you see fit. The finish throughout is very tasteful and modern with a recently improved kitchen diner now creating the heart of the home and being a superb place to entertain, with easy access onto the south facing terrace and garden. The other three reception areas are utilised as a snug, lounge and home office but could be used in any way that suites the next owners requirements. We love the large, wide and welcoming reception hall that opens to a galleried first floor landing and feel that this sets the tone in the rest of the house. A feeling of space is felt throughout the property with generous room sizes and of course plenty of light at the rear where the principle accommodation is found. Crucially the grounds of this property have also been landscaped to match the feel of the interior with a lovely south facing garden at the rear featuring a large BBQ terrace and lawn and a gated driveway at the front to providing privacy to this superb home. There is a block paved driveway to accommodate several cars and even an integrated double garage for the motor enthusiast. This very desirable



- Four large double bedrooms (including two suites with dressing areas) with the potential for a fifth if one of the many reception areas were repurposed.
- Three reception rooms providing versatility in the way that they can be used and providing plenty of space for family life.
- Off road parking for a number of cars and an integrated double garage accessed via electric doors.
- Sold via ELR Premium (buyers fees apply)
- Three bathrooms (one with a large storage cupboard) including two ensembles and a separate, ground floor, W.C.
- Separate home office/gymnasium accessible from the driveway with potential for access to the main house
- Private plot which includes a gated driveway and a landscaped, south facing garden.
- Stunning kitchen diner with French windows to the garden.
- Wide and welcoming reception hall creating a great first impression to the property.
- 684 years left on the lease at £20 per annum ground rent and Council Tax Band G.



neighbourhood offers highly regarded schooling alongside a number of pubs, restaurants, cafes and transport services and the property is ideally placed for accessing the surrounding countryside by foot via Bingham Park and the main city hospitals and universities are also found close by.

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.

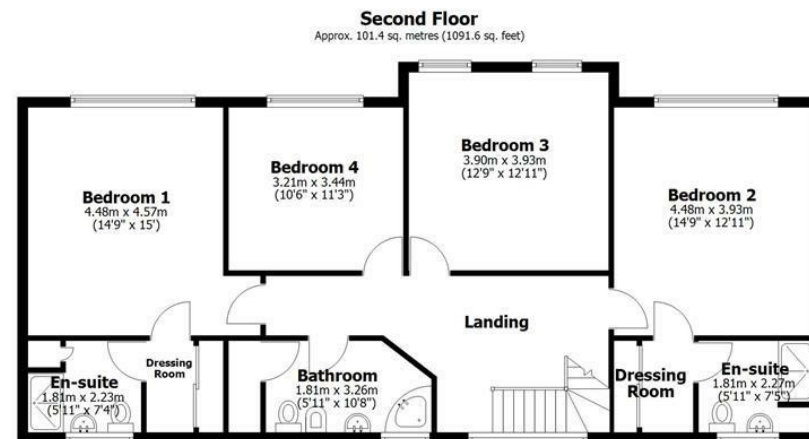
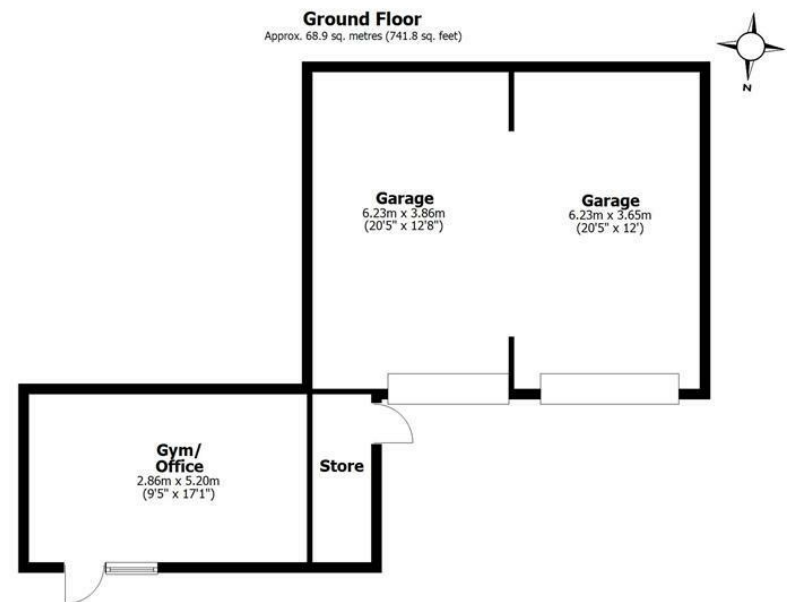
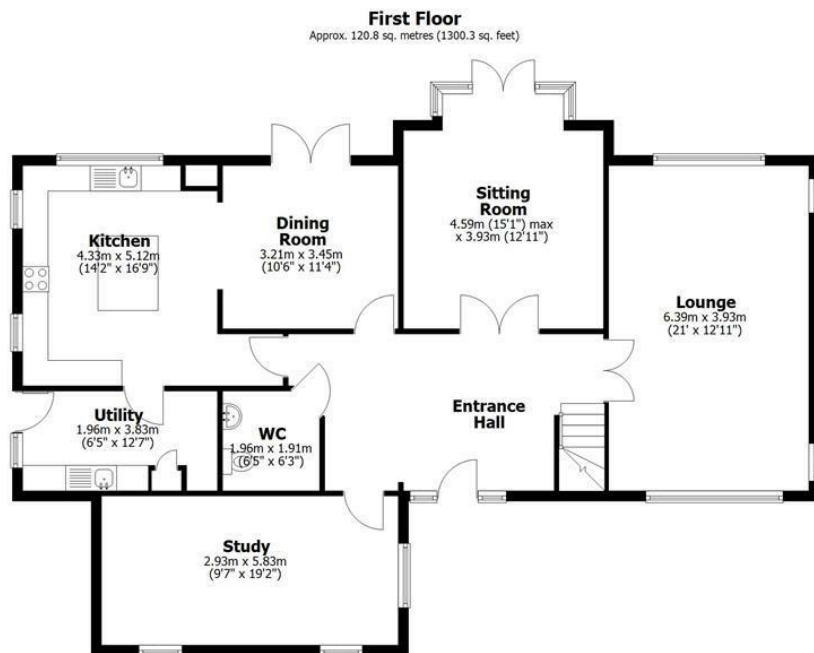
The Reservation Fee is non-refundable except where the Seller withdraws from the sale. A copy of the Reservation Agreement is available on request, and ELR advises potential buyers to seek legal advice before entering into the Reservation Agreement.

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.









Total area: approx. 291.1 sq. metres (3133.7 sq. feet)

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

71 Carr Bank Lane

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.



Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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