

9, Leyfield Road, Sheffield, S17 3EE

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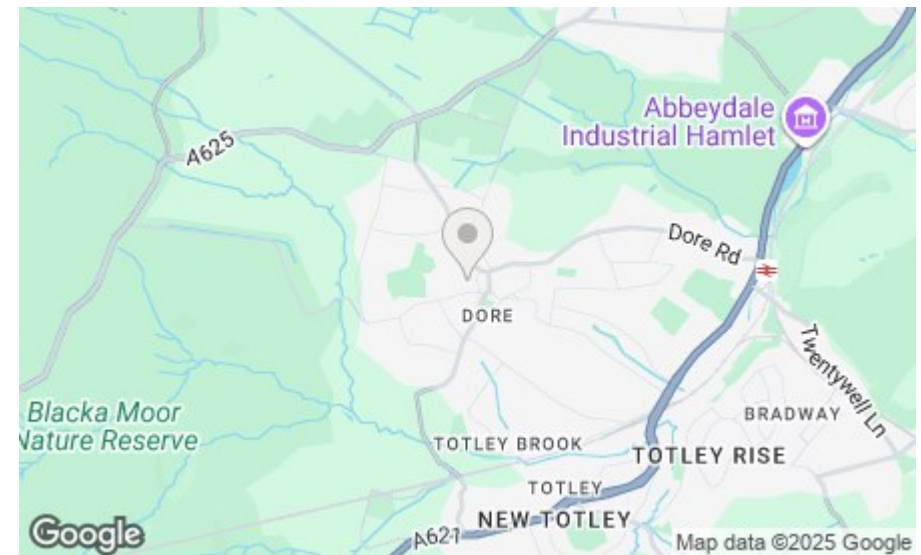
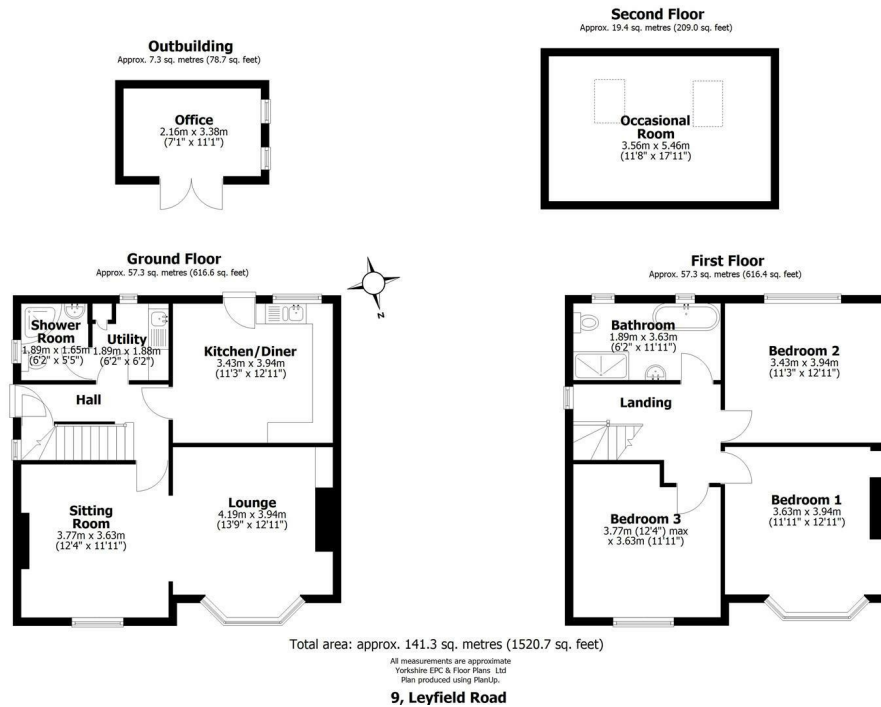
Description

The attractive, stone built 1920's houses on Leyfield Road are not only sought after due to their pleasing aesthetics but also because of the generous proportions that set them apart from the standard semi in this area. They occupy a convenient location in this affluent and very desirable village, close to the excellent local amenities and offer three decent bedrooms rather than two doubles and a disappointing single. Number 9 occupies a south facing plot and benefits from planning permission to extend the ground floor and provide a larger kitchen and therefore another reception room. At present there are also two, well proportioned reception rooms at the front of the house but these could always be separated into individual rooms if preferred. The current owners have added additional space by part converting the loft into an occasional room (still accessed via a drop down ladder) and by installing an insulated home office/cabin in the back garden (perfect for those who now spend some time working from home). Dore Village is the perfect setting for this attractive property, the village is such a great place to live. Residents are spoilt for choice when it comes to pubs, bars, restaurants and cafes and there are a host of sporting facilities and a large recreation ground close by to keep the more energetic patrons happy. The village is situated on the edge of the glorious surrounding countryside and natural beauty of The Peak Park and the schooling, across the board is first class making it the ideal place to raise your family or downsize to.

- Three well proportioned bedrooms, perfect for families.
- Planning permission for a wrap around, single storey extension - 25/01579/FUL - Granted July 2025 and offering the potential to create more accommodation.
- Two large, interlinking reception rooms which could easily be separated into individual rooms if preferred.
- Breakfast kitchen overlooking and having access onto the garden.
- Part converted loft room which has been boarded, plastered and used as an occasional room.
- Insulated, powered and lit home office/cabin in the rear garden, ideal for those people who now spend some time working from home.
- Modern family bathroom with a large shower enclosure to complement the bath.
- Off road parking for two cars, ground floor shower room and separate utility room.
- Freehold and Council Tax Band E, ELR PREMIUM SALE - Buyers fees of £595 including VAT are applicable.
- Gas central heating and UPVC double glazing combine to provide an EPC rating of D64.







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