



65B The Moss  
Limb Lane, Dore

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A Superb Two Bedroomed  
Ground Floor Apartment







65B The Moss

## Welcome to 65B The Moss

A superb two bedroomed ground floor apartment, situated within a beautiful converted Victorian Hunting Lodge and offering a fabulous home with two allocated parking spaces and a private courtyard terrace.

65B The Moss has the benefit of a light and spacious open plan living kitchen including a contemporary kitchen with quality appliances. Also having a good-sized master bedroom with an en-suite shower room, a second bedroom and a family bathroom.

The property has good access to the local amenities of Dore including shops, cafes, restaurants, public houses and Ofsted “outstanding” schooling. Also having good access to public transport, country walks from the doorstep and being within a short drive to Sheffield’s city centre and the Peak District National Park.

**The property briefly comprises of:** Entrance hallway, bedroom 2, open plan living kitchen, master bedroom, master en-suite and family bathroom.

### Covered Entrance

A stone built canopy with side facing timber glazed panels, a wall mounted light point and tiled flooring. A heavy timber entrance door with a glazed panel opens to a communal entrance vestibule.

### Communal Entrance Vestibule

Having a coved ceiling, wall mounted light point and deep skirtings. A further heavy timber entrance door with a glazed panel and matching side panels opens to the communal entrance hall.

### Communal Entrance Hall

A large entrance hall with period features such as a high, coved ceiling and deep skirtings. Also having wall mounted light points and antique timber flooring. The focal point is the imposing open fireplace with an ornate timber mantel and a granite hearth/surround with recessed lighting. Access can be gained to the upper floors via a grand staircase and to the entrance door for 65B. Steps also lead down to the basement level where there are allocated storage cupboards, including one for 65B.

### Ground Floor

From the communal entrance hall, a heavy timber door opens to 65B.

### Entrance Hallway

Having a pendant light point, central heating radiator and timber flooring. There’s a range of fitted furniture, incorporating

short hanging, shelving, cupboards above and a telephone point. Timber doors give access to the open plan living kitchen and bedroom 2.

### Bedroom 2

11’4 x 8’3 (3.45m x 2.51m)

A good-sized second bedroom, which would be ideal for a study. Having recessed lighting, central heating radiator, telephone point and timber flooring. Also having two fitted storage cupboards with short/long hanging, shelving and additional cupboards above.

### Open Plan Living Kitchen

20’11 x 20’5 (6.38m x 6.22m)

A light and spacious open plan living space with a contemporary kitchen.

### Living Area

A generous living area with rear facing UPVC double glazed windows, pendant light points, recessed lighting, central heating radiators, telephone point and timber flooring. Double UPVC doors with double glazed panels open to the private seating terrace.

### Kitchen Area

A contemporary kitchen with recessed lighting and timber flooring. There’s a range of fitted base/wall and drawer units with matching granite work surfaces, upstands and an integrated 1.5 bowl Reginox stainless steel sink with a chrome mixer tap. Integrated appliances include a four-ring Samsung induction hob with a Smeg extractor hood over, Bosch fan assisted oven/grill, Bosch microwave, full-height Liebherr fridge, full-height freezer, Kenwood dishwasher and a Hoover automatic washing machine. Above the kitchen is a suspended ceiling with a hatch, which houses all of the cabling for TV equipment.

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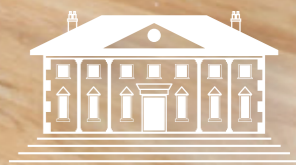
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A Light & Spacious  
Living Kitchen...

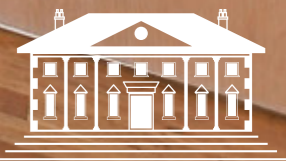




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A Contemporary Kitchen  
with Quality Appliances



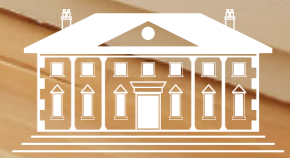




**Master Bedroom**  
**16'5 x 11'3 (5.00m x 3.43m)**

A good-sized master bedroom suite with rear facing UPVC double glazed windows, flush light point, recessed lighting, central heating radiators and timber flooring. Also having a range of fitted furniture, housing the Vaillant boiler and incorporating short/long hanging and shelving. A timber door opens to the master en-suite and a UPVC door with a double glazed panel opens to the private seating terrace.

A Sizeable Master  
Bedroom Suite...







**Master En-Suite**

Being fully tiled in marble with a flush light point, recessed lighting, extractor fan, chrome heated towel rail and a shaver point. There's a suite in white, which comprises of a low-level WC and a vanity unit, incorporating an inset wash hand basin with a chrome mixer tap, storage beneath and a fitted vanity mirror with recessed lighting above and a cupboard to one side. Also having a shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen/door.





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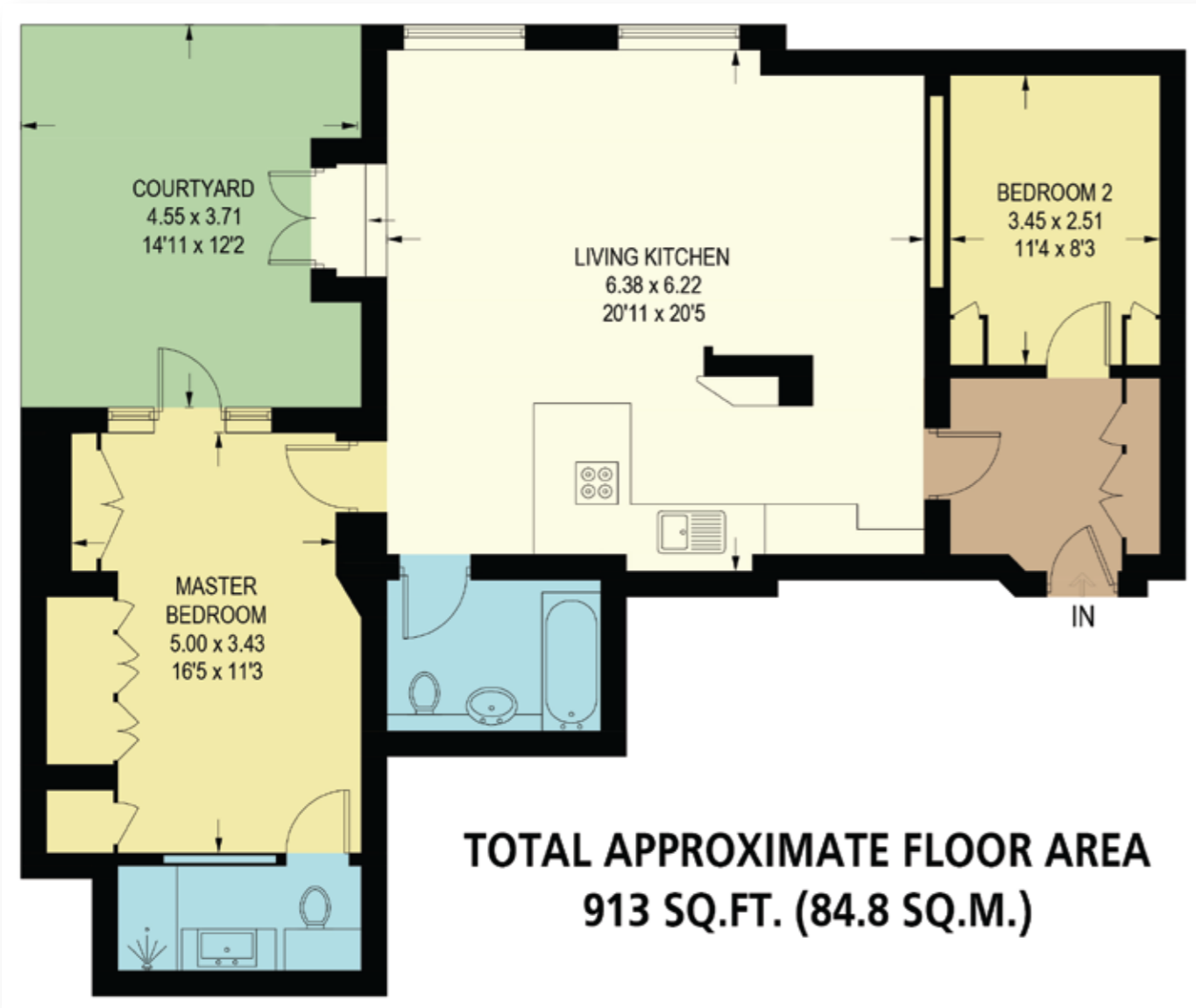


### Family Bathroom

Being fully tiled and having recessed lighting, an extractor fan, fitted mirrored storage and a chrome heated towel rail. There's a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap. To one wall, there's a panelled bath with a chrome mixer tap, fitted shower and a folding glazed screen.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Situated within a Converted Victorian Hunting Lodge is this Fabulous Apartment with a Private Courtyard Terrace

From the living kitchen, timber doors open to the master bedroom and family bathroom.

### Master Bedroom

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### Exterior and Gardens

From Limb Lane, intercom operated wrought iron gates open to a communal, tree-lined access road, which leads to the front of The Moss with exterior lighting and allocated parking, one space of which belongs



shelving. A timber door opens to the master en-suite and a UPVC door with a double glazed panel opens to the private seating terrace.

### Master En-Suite

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### Family Bathroom

Being fully tiled and having recessed lighting, an extractor fan, fitted

to 65B. The communal grounds comprise of a large lawned area with mature trees/shrubs. Access is gained to the main entrance for The Moss. The access road continues to one side of the building, where there is further parking, again one space is allocated to 65B. Access can be gained to the property's private seating terrace.

### Private Seating Terrace

14'11 x 12'2 (4.55m x 3.71m)

Having a stone flagged patio with exterior lighting, an external power point and a water tap. Access can be gained to the living kitchen and master bedroom. The terrace is enclosed by timber fencing and a pedestrian gate opens to the communal parking at the side of the building.





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Viewing strictly by appointment with our consultant on

0114 358 2020

[www.bpestates.co.uk](http://www.bpestates.co.uk)

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**Tenure:** Leasehold

**Lease Details:** The lease term is 125 years from 1 June 2003, therefore there are 105 years remaining. The service charge is £1,400 per annum, the ground rent is £200 per annum and an admin re-charge fee amounts to £75.

**Council Tax Band:** D

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



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Limb Lane, Dore, Sheffield,  
South Yorkshire S17 3ES

**Offers in the Region of £293,500**