



22, Totley Hall Drive

Sheffield, S17 4BB

Description

A stone built detached property, constructed in 2001 and being situated on a generous plot that includes a wonderful garden to the rear. The property enjoys a great location within this very popular neighbourhood, on the edge of Totley Hall Park which acts as the gateway to the picturesque, Gillfield Woods. It is also conveniently placed for accessing the two outstanding primary schools that make Totley such a firm favourite with the family market. This detached property has accommodation over two floors which has been improved by converting the original garage. Other houses on this popular estate have created further living space in the attic and it is suggested that there is potential to do the same here, subject to regs. Although requiring a general scheme of modernisation a lot of it is very much cosmetic and the house could easily be turned around and made better with a smaller budget than you may imagine. The plot is good and includes gardens to both the front and rear, with the rear garden being of a good size and including a terrace and a summerhouse. The S17 postcode offers so much for its residents. There are a number of sporting facilities including two golf courses, a driving range and tennis, rugby, Padel and football clubs making it an ideal place to live for sports enthusiasts. There are also a number of award winning restaurants, pubs and cafes to enjoy in your downtime and some of the best public transport links on the south side of the city including train and bus services into town, The Peaks and Manchester.

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



- Four bedrooms.
- Kitchen.
- Off road parking for at least two cars.
- Gas central heating and UPVC double glazing combine to give an EPC rating of C72.
- Two bathrooms (one ensuite) and a ground floor W.C.
- Utility room.
- Lovely rear garden with terrace, lawn and summerhouse.
- Three versatile reception rooms.
- Entrance hall.
- Great location close to the local park, two outstanding primary schools and woodland walks in Gillfield Woods.



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.

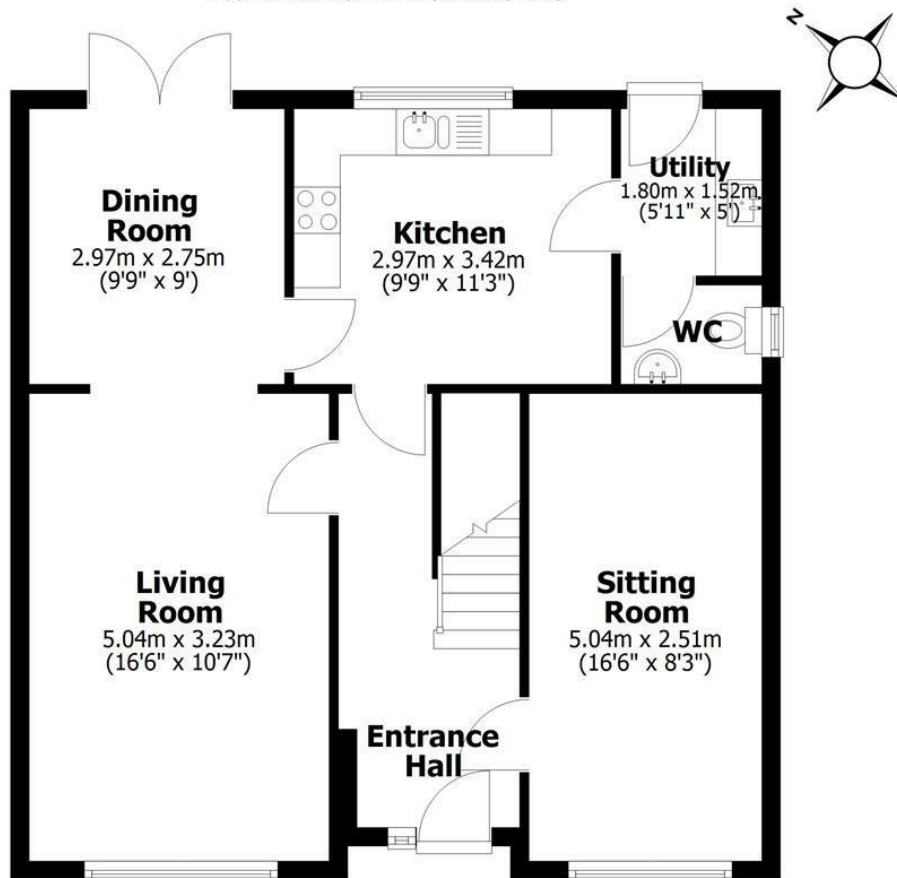






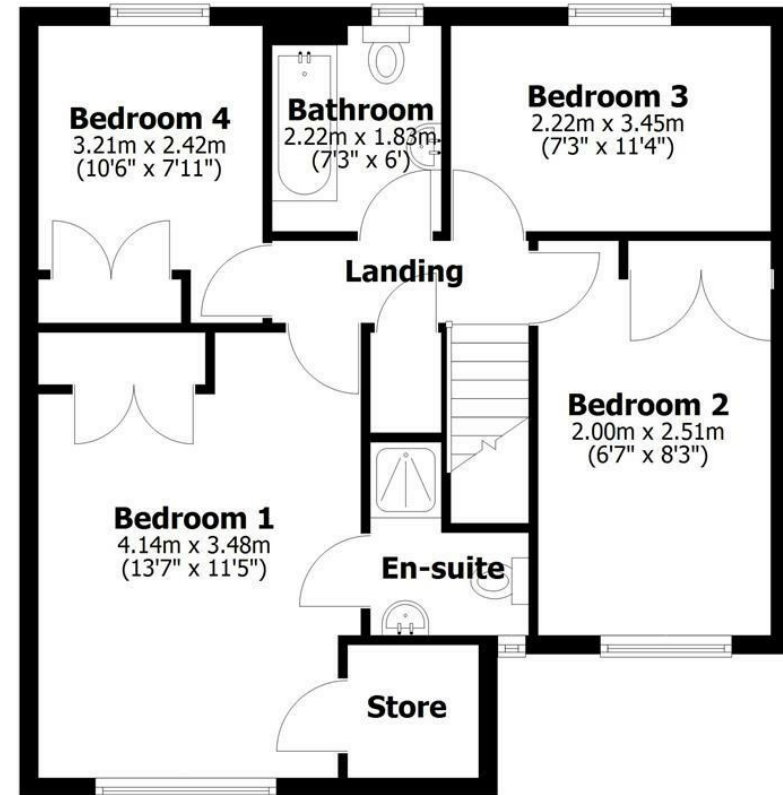
Ground Floor

Approx. 63.2 sq. metres (680.8 sq. feet)



First Floor

Approx. 59.2 sq. metres (637.2 sq. feet)



Total area: approx. 122.4 sq. metres (1318.0 sq. feet)

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

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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.



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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.