



18, Knab Croft

Sheffield, S7 2EQ

Nestled in the tranquil Carter Knowle area of Sheffield, this charming semi-detached house offers an exceptional opportunity for families and professionals seeking a versatile living space. Spanning an impressive 1,044 square feet, this property, built in 1954, has been thoughtfully redecorated by the current owners, ensuring a fresh and inviting atmosphere throughout. There is fantastic local schooling nearby as well as Brincliffe Edge woods within walking distance, as well as the amenities of Millhouses and Ecclesall Road within a short drive.

Upon entering, you will discover a well-designed layout featuring two reception rooms, including a useful dining room that cleverly flows through to a delightful open-plan living and garden room that seamlessly connects to the expansive south-facing garden. This space is perfect for entertaining or simply enjoying the natural light that floods in through the doors. The ground floor also boasts a functional kitchen, and a convenient downstairs bathroom, with the potential to convert a smaller fourth room into an en-suite single bedroom or utility room, catering to your family's needs.

As you ascend to the first floor, you will find three generously sized bedrooms, providing ample space for relaxation and rest. The family bathroom completes this level, ensuring comfort for all. The property has been redecorated and boasts new carpeting throughout so is perfect to move straight into!

Externally, the property is equally impressive, featuring a large south-facing garden that invites outdoor activities and gatherings. Additionally, there is off-street parking for up to two vehicles, along with a single garage and a storage room, offering practical solutions for your storage needs.

Situated on a quiet cul-de-sac, this property is not only a wonderful family home but also a sound investment. With a guide price of £425,000 to £450,000, this semi-detached house is a rare find in today's market. Do not miss the chance to make this delightful property your own by calling ELR on 0114 2683388 to book a viewing!

ELR PREMIUM - PLEASE READ

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



- GUIDE PRICE £425,00 to £450,000
- Extensive South facing garden
- Open plan living room extension with Velux windows
- Additional utility room/fourth downstairs bedroom
- Useful downstairs shower room
- Fully repainted and carpeted throughout
- Large garage with additional storage room
- Quiet cul-de-sac location
- Close to good local schooling and City amenities
- ELR Premium (buyers fees of £595 inc VAT apply)



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.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

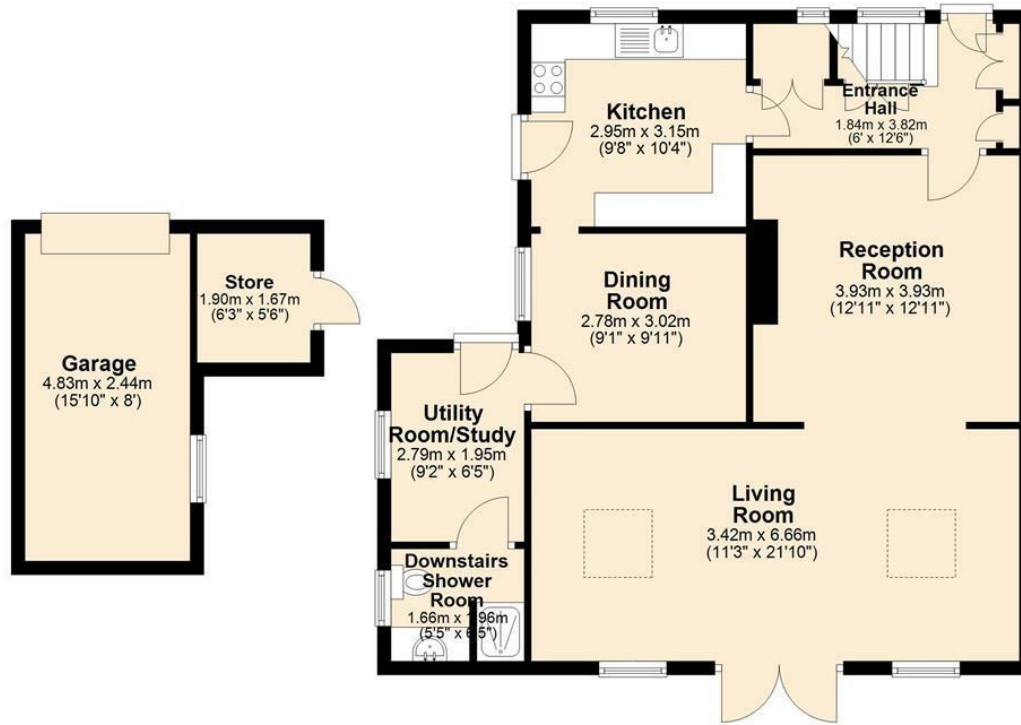






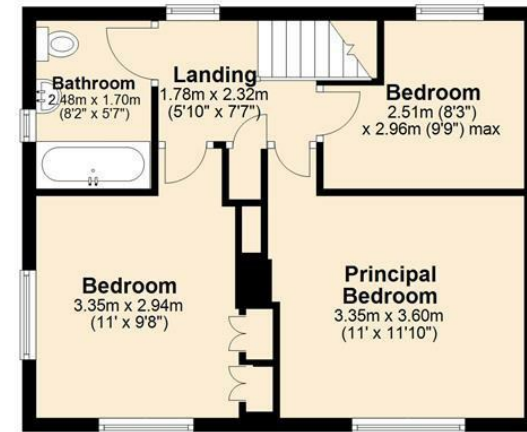
Ground Floor

Approx. 92.1 sq. metres (991.0 sq. feet)



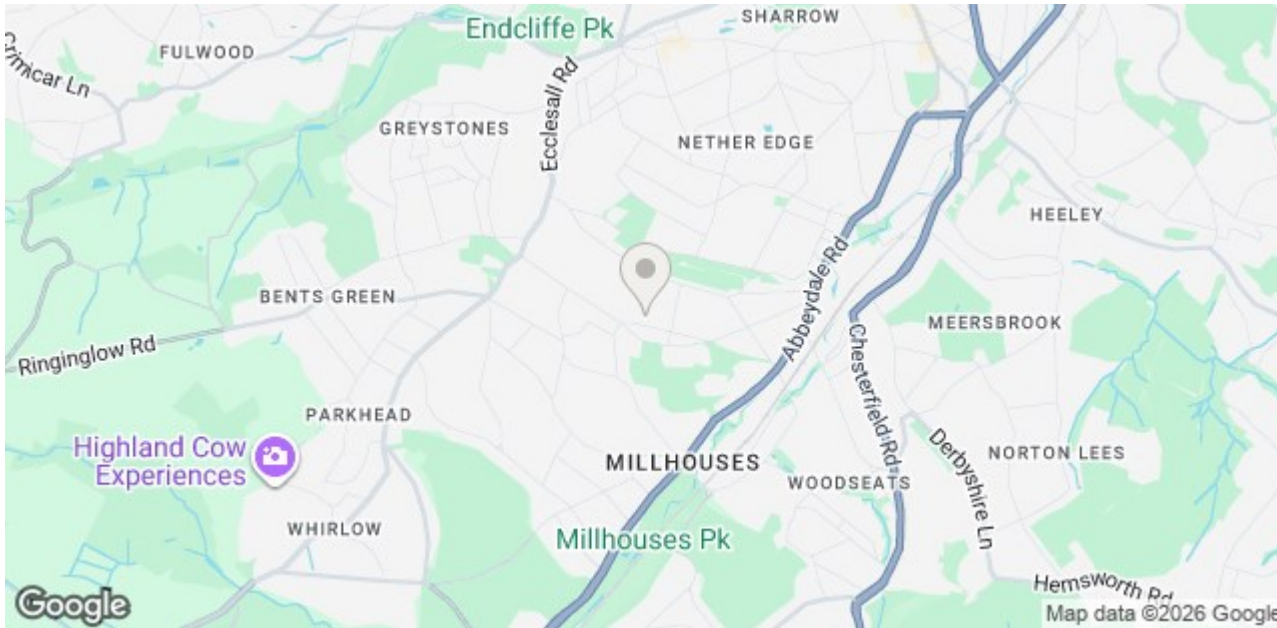
First Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



Total area: approx. 134.7 sq. metres (1450.4 sq. feet)

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

**EADON
 LOCKWOOD
 & RIDDLE**
 ESTD 1840



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.