



61D, Limb Lane, Sheffield, S17 3ES

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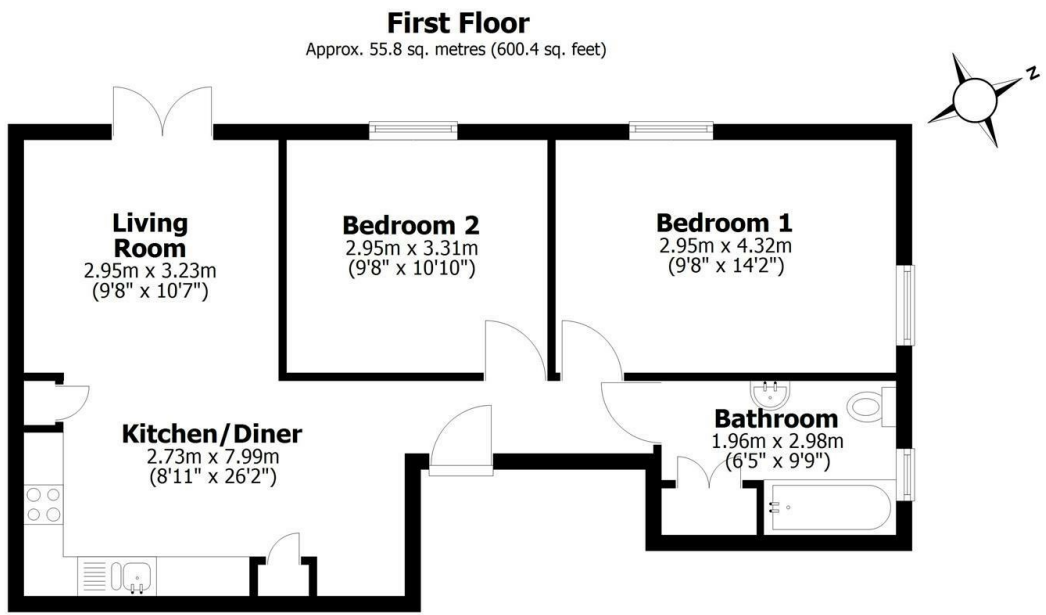
## Description

This prime development on the edge of Dore Village is extremely well regarded. The Moss was developed in 2003 to form a collection of high end apartments, set within gated grounds that enjoy a lovely south facing aspect over the surrounding countryside. Situated opposite the proposed new Sheffield United training ground, a moments drive away from the centre of Dore Village where you will find a number of cafes, pubs, restaurants and local shops that cater to all your requirements. The location is also convenient for scenic walks in and around the picturesque Limb Valley and Ecclesall Woods. The property is situated towards the rear of the site and enjoys a first floor position. The open plan, living kitchen features a balcony to enjoy some private outside space in the warmer months of the year and the finish throughout is impeccable. The property is available with no onward chain and would suit both owner occupiers and investors alike.

- Two double bedrooms.
- Open plan living kitchen with defined seating and dining areas.
- Modern fixtures and fittings in both the kitchen and bathroom.
- Balcony situated off the lounge providing private external seating.
- Quiet and peaceful location close to Dore Village and surrounding countryside walks.
- Modern bathroom with storage cupboard.
- Communal parking situated behind secure electric gates.
- Gorgeous, south facing grounds with a lovely open outlook.
- 125 year lease from 2003 with an annual service charge of £3057.96.
- Modern heating, building regs and double glazing combine to produce an EPC rating of C73.







Total area: approx. 55.8 sq. metres (600.4 sq. feet)

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

**61D, Limb Lane**



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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.