



# 40, Bents Drive

Sheffield, S11 9RP

## Description

If you are a family looking for Silverdale catchment and a house with good proportions, and a garden to match, then look no further! This one is a stunner, offering space and versatility in the generous accommodation that spans three floors and occupying a great location in one of the cities most desirable areas. It has parking for three cars alongside a single garage and, internally, everything a family needs including a utility room, four double bedrooms, three bathrooms an open plan kitchen and plenty of reception space. Bents Green is such a lovely and sought after location. Situated on the very edge of the beautiful surrounding countryside yet conveniently close to the city centre, which is found a short drive away. Bents Green has a run of local shops and bus services into town alongside some of the best schooling found in the south west sector of the city. With the cost of renovations spiralling this, already extended property, represents excellent value and an opportunity not to be missed!

## 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 created with our legal partners, Banner Jones Solicitors, to give buyers as much



- ELR PREMIUM SALE - Buyers fees of £595 including VAT will apply.
- Open plan dining kitchen with plenty of space for families and entertaining.
- Large garden to the rear with terrace and patio.
- Council Tax Band F, Double glazed and centrally heated to give an EPC rating of C69.
- Four double bedrooms including an outstanding principal suite on the second floor.
- Two modern bathrooms (one ensuite) alongside a ground floor shower room.
- Block paved off road parking for at least three cars and a garage.
- Two spacious and versatile reception rooms, both with wood burning stoves and timber flooring.
- Utility room and first floor W.C/laundry room.
- 300 year lease from 1932 at an annual ground rent of £7.50.



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.

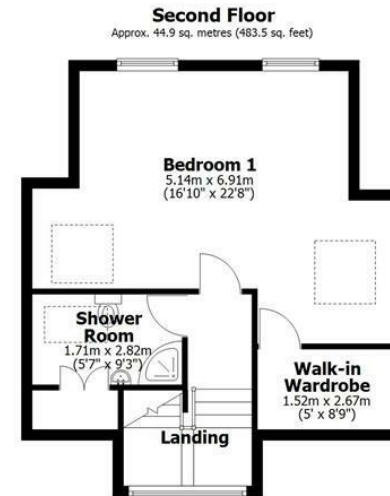
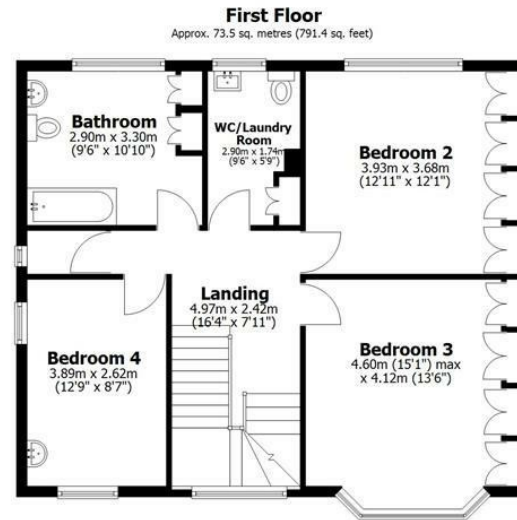
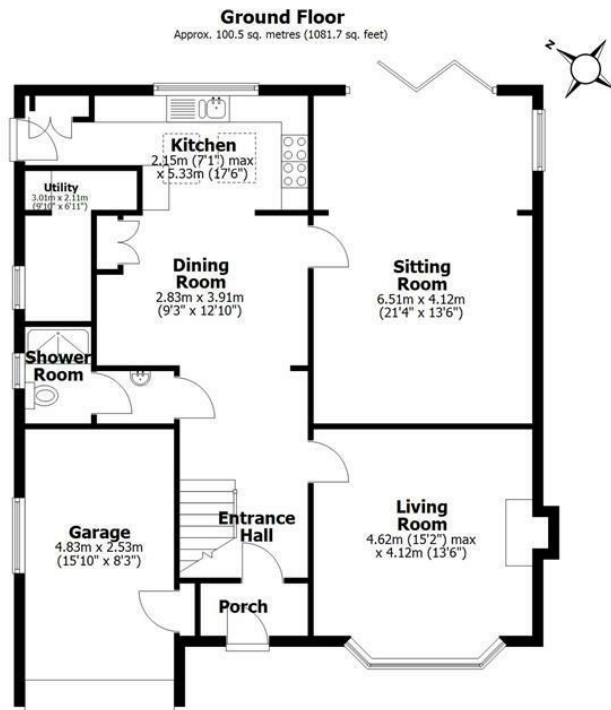
The Reservation Fee is non-refundable except where the Seller withdraws from the sale. A copy of the Reservation Agreement is available on request, and ELR advises potential buyers to seek legal advice before entering into the Reservation Agreement.

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.









Total area: approx. 218.9 sq. metres (2356.7 sq. feet)

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

**40 Bents Drive**

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

