



49, Whirlow Lane

Sheffield, S11 9QF

Description

A much extended 1920's family home that occupies the largest plot on this pretty and very desirable road. The property offers over 4741 square feet of accommodation which could be enlarged further via the spacious eaves off bedroom five, on the second floor or via extending to the side and rear (subject to regs). The houses on this side of the road are hugely sought after, with their large south westerly facing gardens they are thought to be some of the best plots in the Steel City and are rarely sold through the usual channels. Whirlow is such a lovely place to live, residents enjoy a high degree of privacy yet there is still a strong sense of community. Whirlow Lane even has its own WhatsApp Group which is great for staying in touch with the neighbours and security for your home while you are away. Silverdale School is found within a short walk and Whirlow Farms thriving café acts as a great stop off on the way out or way back from walks in The Peaks or the picturesque Limb Valley which is the perfect backdrop to this stunning home. Barten Meadow has a lovely feel throughout and has had many upgrades, at a significant cost in this owners tenure. A second ensuite has been added on the first floor, the original kitchen has been turned into a home office and the new kitchen has a lovely design and finish and includes plenty of space for dining and entertaining. This is on top of amendments to the garden design, a full rewire, a complete new heating system with replacement plumbing and radiators and quality, replacement double glazing. The formal gardens behind the property are quite lovely and include a level area of lawn which, in the past, was used as a lawn tennis court. The bases for the net posts are still in situ, set into the ground either side at half-way point, and the current owners also have the net posts, an old net, the line-marker, and even the roller. Beyond this space there is a further, working garden area, hidden from view, with a water feature, vegetable beds, a greenhouse and a summerhouse, which has an electric point (armoured cable) for convenience, and providing everything the keen horticulturist could ask for. There is even the possibility of selling off this lower section of grounds to one of your neighbours if preferred. This is an exceptional property that is located on a very desirable road on a fantastic plot which catches the sun for the majority of the day and represents the perfect property and location to raise your family.

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,



- ELR Premium Sale - Buyers fees of £595 including VAT will apply.
- Large and very well presented dining kitchen with a central island and a lantern light, perfect for family life and entertaining guests.
- Very large, south westerly facing plot that extends to nearly an acre and offers huge potential for further development of the house (subject to regs).
- Six bedrooms which include five good doubles and a principal suite which has an ensuite dressing room.
- Three bathrooms including two ensembles.
- Reception hall, inner hall, utility room and two ground floor W.C.'s.
- Two spacious reception rooms alongside a versatile garden room and a ground floor home office/snug.
- Off road parking for a number of cars and a large, integrated double garage.
- Within catchment for some of the best schools in the city.



a fee of £30 incl. 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.

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 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.

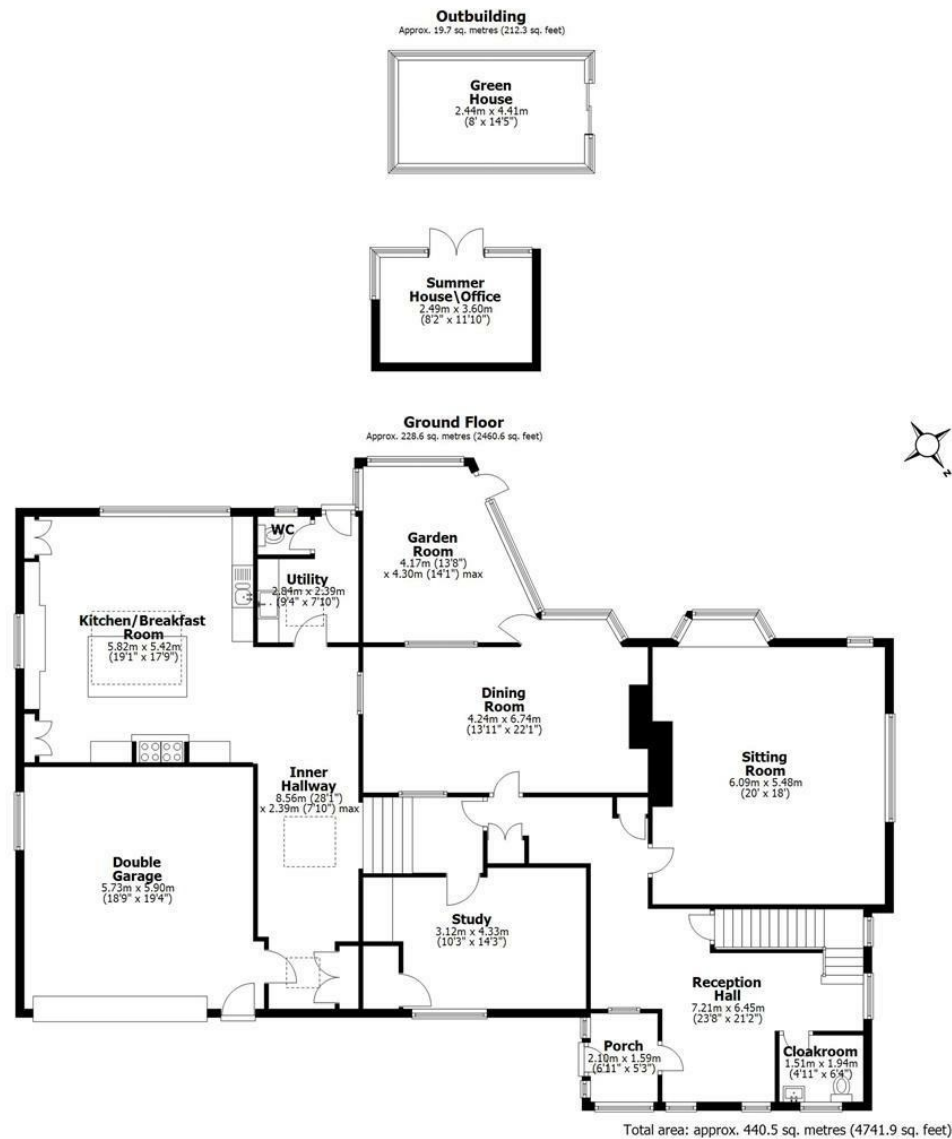
The Reservation Fee is non-refundable except where the Seller withdraws from the sale. A copy of the Reservation Agreement is available on request, and ELR advises potential buyers to seek legal advice before entering into the Reservation Agreement.

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.





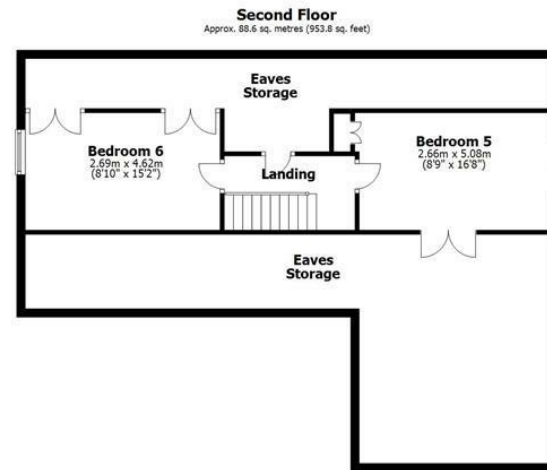




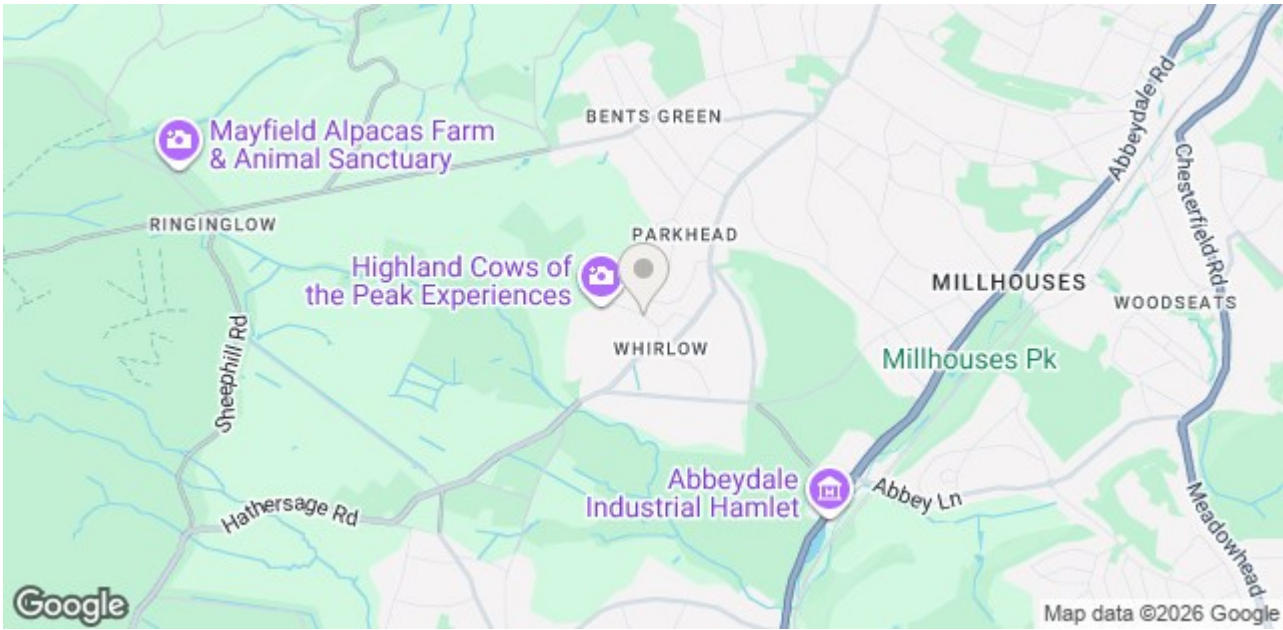
Total area: approx. 440.5 sq. metres (4741.9 sq. feet)

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

Barten Meadow, 49, Whirlow Lane



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

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