



8, Gilleyfield Avenue

Sheffield, S17 3NS

Located in the exclusive Dore Village on Gilleyfield Avenue, ELR are delighted to be selling this exceptional detached bungalow that offers a remarkable blend of space, comfort, and potential. Built in 1959, this property spans an impressive 2,501 square feet and is set on a generous plot, providing ample opportunity for future expansion.

Upon entering, you are greeted by a spacious open plan living and dining area, adorned with near floor-to-ceiling windows that flood the space with natural light. The sliding door seamlessly connects to the outdoor terrace, creating an inviting atmosphere for both relaxation and entertaining. A separate formal sitting room adds to the versatility of the living spaces, making it ideal for family gatherings or quiet evenings.

The modern, hand crafted kitchen is a chef's delight, featuring high specification finishes and elegant granite worktops, complemented by an adjacent utility room and cloakroom with W/C. The ground floor accommodates three well-proportioned bedrooms, all sharing a contemporary shower room, ensuring comfort and convenience for family and guests alike.

Ascending to the first floor, you will discover a luxurious master bedroom suite complete with an en-suite jacuzzi bathroom, providing a private retreat. Additionally, another double bedroom with built-in storage is served by its own family bathroom, enhancing the practicality of this delightful home.

Externally, the property boasts a double garage and a beautifully landscaped private rear garden. The garden features a large paved terrace, perfect for alfresco dining, alongside various entertaining spaces and a lush lawn bordered by mature trees and plants. With off-street parking available for multiple vehicles, this bungalow truly caters to modern family living.

Situated close to outstanding local schools, excellent amenities, and the train station, this property is not only a wonderful home but also a fantastic investment in a sought-after location.



- Double garage with electric garage doors, off road parking for 2x vehicles.
- Council Tax Band: F. EPC Rating: 85B.
- Generous plot with extension potential.
- Modern kitchen with granite worktops.
- Five double bedrooms across two floors, Principle with ensuite, and two separate bathrooms on both floors, as well as a downstairs WC.
- Tenure: Freehold.
- Located in desirable Dore Village.
- Bright and well-proportioned Kitchen/Breakfast Room, with separate Utility Room.
- Spacious Living Room benefitting from floor to ceiling windows.
- Close to 'outstanding' local schools.



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.

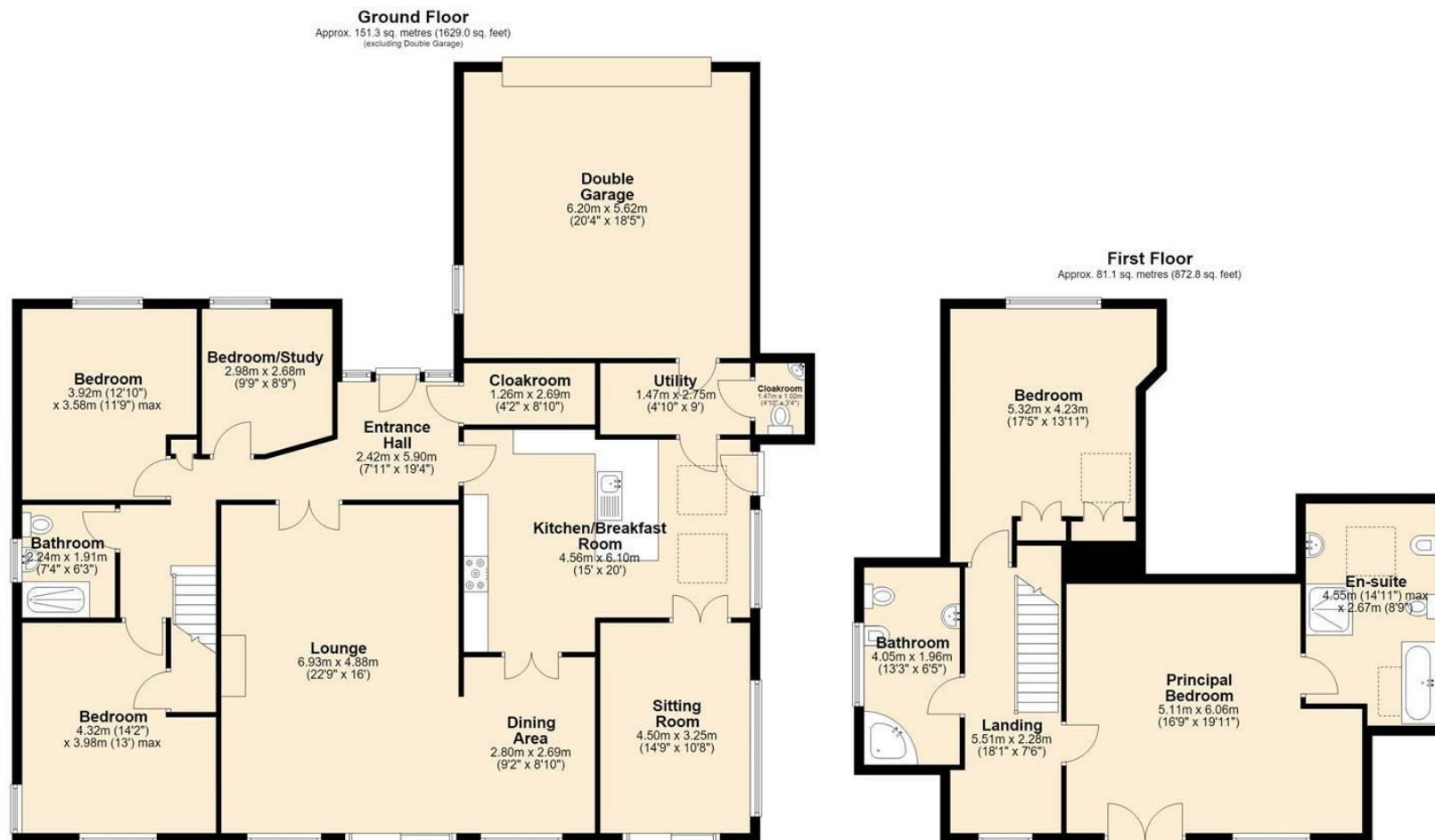
The Reservation Fee is non-refundable except where the Seller withdraws from the sale. A copy of the Reservation Agreement is available on request, and ELR advises potential buyers to seek legal advice before entering into the Reservation Agreement.

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.



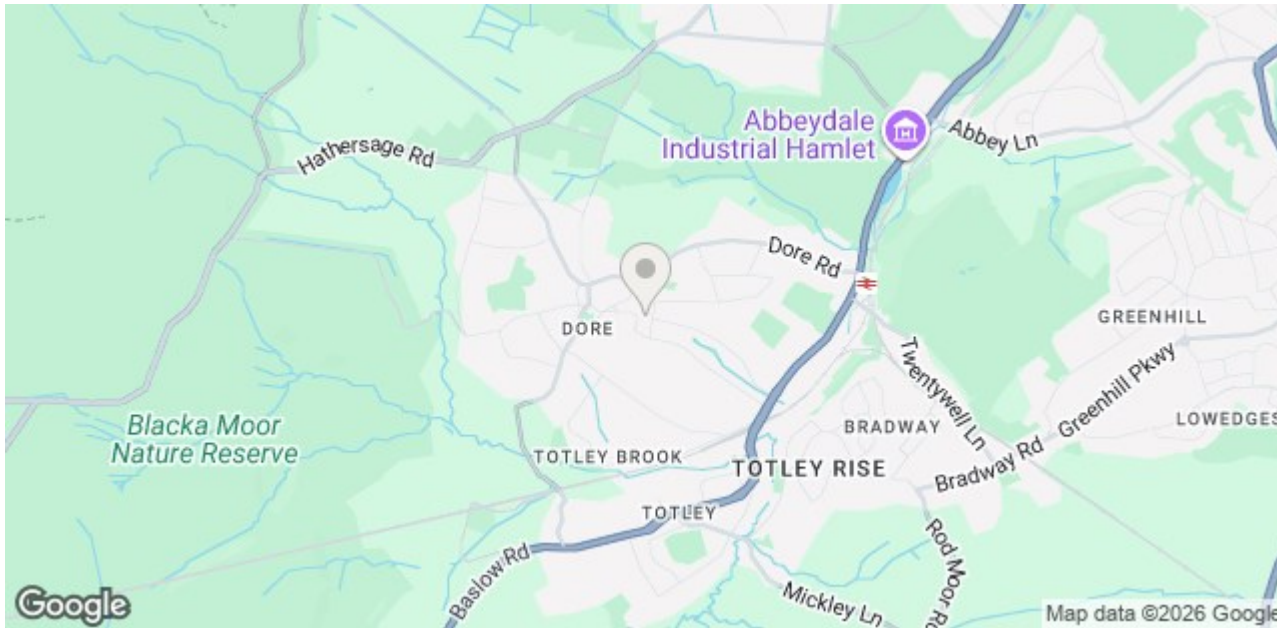






Total area: approx. 232.4 sq. metres (2501.8 sq. feet)

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.



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