



12, Tylney Road

Sheffield, S2 2RY

Description

Located in the ever-popular area of Norfolk Park, 12 Tylney Road is the perfect home to set up residence in. The property boasts the usual pretty aesthetics of a period home with a prominent bay window off the living room, and a bright dining room leading out to the private rear garden, finished with Indian paving. Internally, the rooms are generously proportioned, but what really set this property apart from the others is the converted attic; a self-contained living/bedroom area with kitchenette and shower room, making this property perfect for multi-generational living or families with older children wanting their own space. There is also the potential to convert the large cellar into additional accommodation, subject to regs. On top of this, the location is great; Norfolk Park is a popular area within proximity of Sheffield City Centre, with its plentiful offering of cafes, bars and restaurants. Local spots to explore include Norfolk Heritage Park, a short walk away from the property, and The Rhubarb Shed Cafe, approximately a 5-minute drive away. Transport links are excellent, with key road networks accessible from the property, main bus routes a short walk away and the train station a 20-minute walk away.

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



- ELR Premium sale - Buyers fee of £595 including VAT apply.
- Double cellar with scope to convert in to liveable space, subject to Planning Permission
- Council Tax Band C - EPC Rating:
- Bay fronted living room, separate dining room
- Original features throughout, including fireplaces, servants bells and stained glass windows
- Converted attic space for self-contained living, complete with shower room and kitchenette
- Galley style kitchen with Utility Area and access to Downstairs WC
- Private rear garden featuring Indian Paving



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.

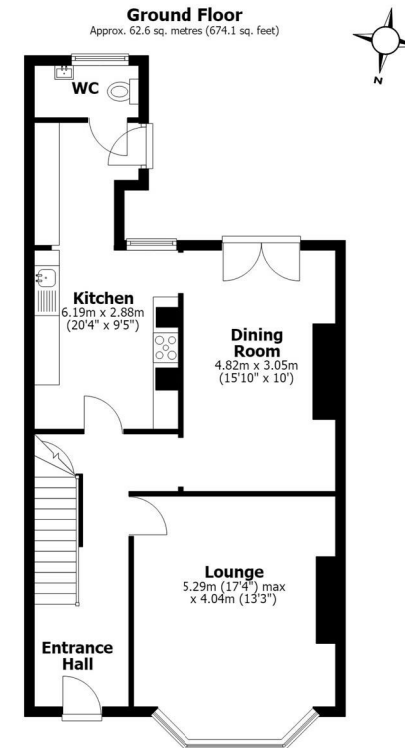
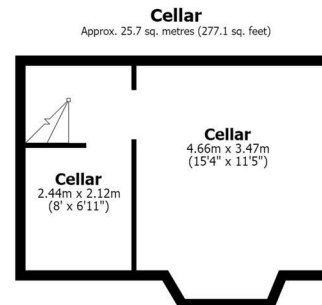
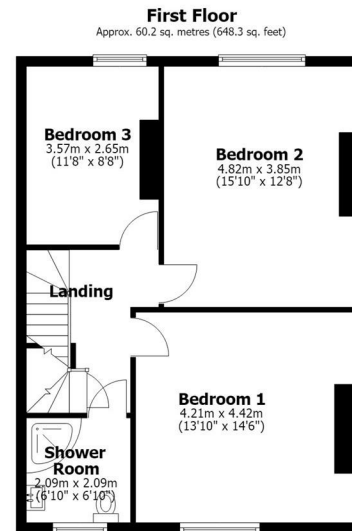
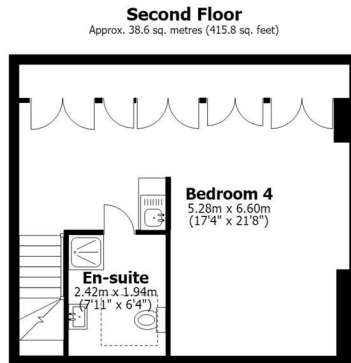
The Reservation Fee is non-refundable except where the Seller withdraws from the sale. A copy of the Reservation Agreement is available on request, and ELR advises potential buyers to seek legal advice before entering into the Reservation Agreement.

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. 187.2 sq. metres (2015.3 sq. feet)

All measurements are approximate
For Identification purposes only
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

12 Tylney Road

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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