





# 62, Townhead Road

## Sheffield, S17 3GA

### Description

A truly beautiful home that offers an impeccable interior which is complemented by a landscaped garden with composite deck and a pleasing view over the playing fields from the first floor. This superb property also benefits from a first class location within Dore Village. The property is situated on the desirable Townhead Road, very close to the excellent amenities that make this village such a desirable place to live. Dore offers an unparalleled range of amenities for its residents to take advantage of. It is the only place in the south west sector to have its own train station making it ideal for commutes into town, Manchester and further afield. The Sunday Times recently reported the village as being one of the best places to live in the country and with its award winning restaurants, pubs and cafes helping to make it such a great place to socialise it is easy to see why. Families are drawn to the area because the schooling is 'outstanding' at every level and on top of this the village adjoins some of the prettiest countryside found on the edges of the Steel City. There are also a number of sports facilities found close by including Padel courts, cricket, tennis, football and rugby clubs. With Sheffield United's recent purchase of the HSBC playing fields it is also sure to be a great place to invest in the future. The property itself will be sure to impress. Having a super layout to suit all walks of life and including space for a home office if required. This is an opportunity that is 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



- Guide Price of £750,000 to £775,000
- Open plan dining kitchen with Quartz topped island and quality fixtures and fittings including AEG induction hob with integrated gas wok burner and two Neff 'Slide and Hide' ovens.
- Reception hall, ground floor W.C, separate utility room and loft with storage shelving.
- EPR Premium Sale - Buyers fees of £595 including VAT will apply.
- Four bedrooms including a lovely principal suite with fitted wardrobes.
- Versatile ground floor home office/snug/playroom.
- Smart driveway providing off road parking for several cars alongside the integrated, single garage.
- Two luxurious bathrooms with modern sanitaryware framed by elegant tiling.
- Large lounge and separate dining area overlooking the landscaped garden.
- Pretty, easily maintained landscaped gardens to the front and rear and a garden store.





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.





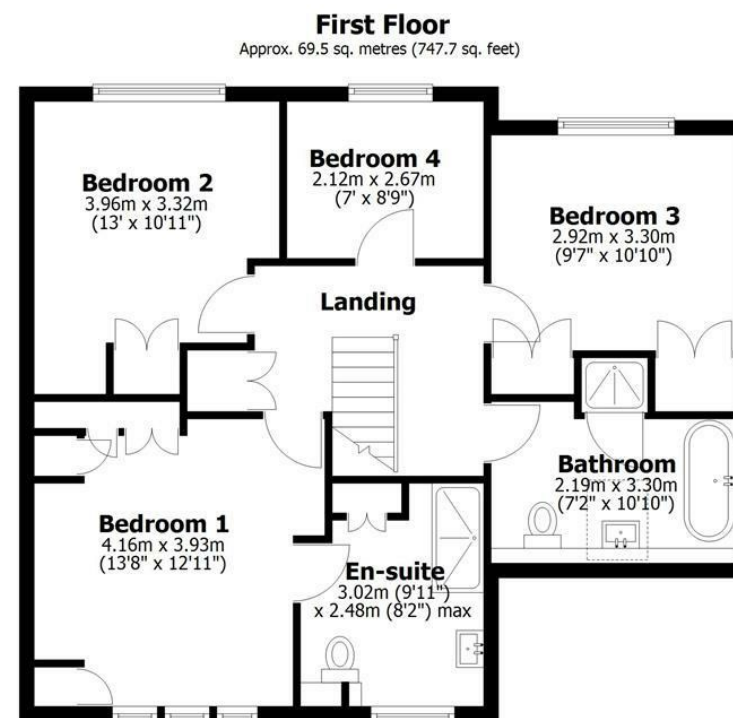
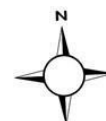
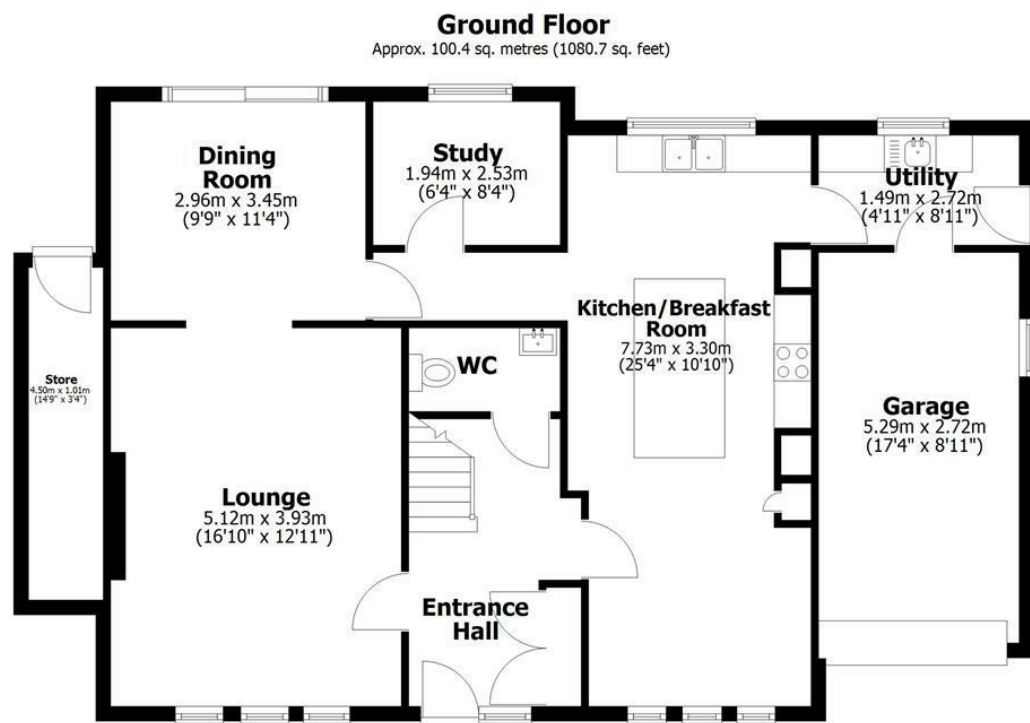












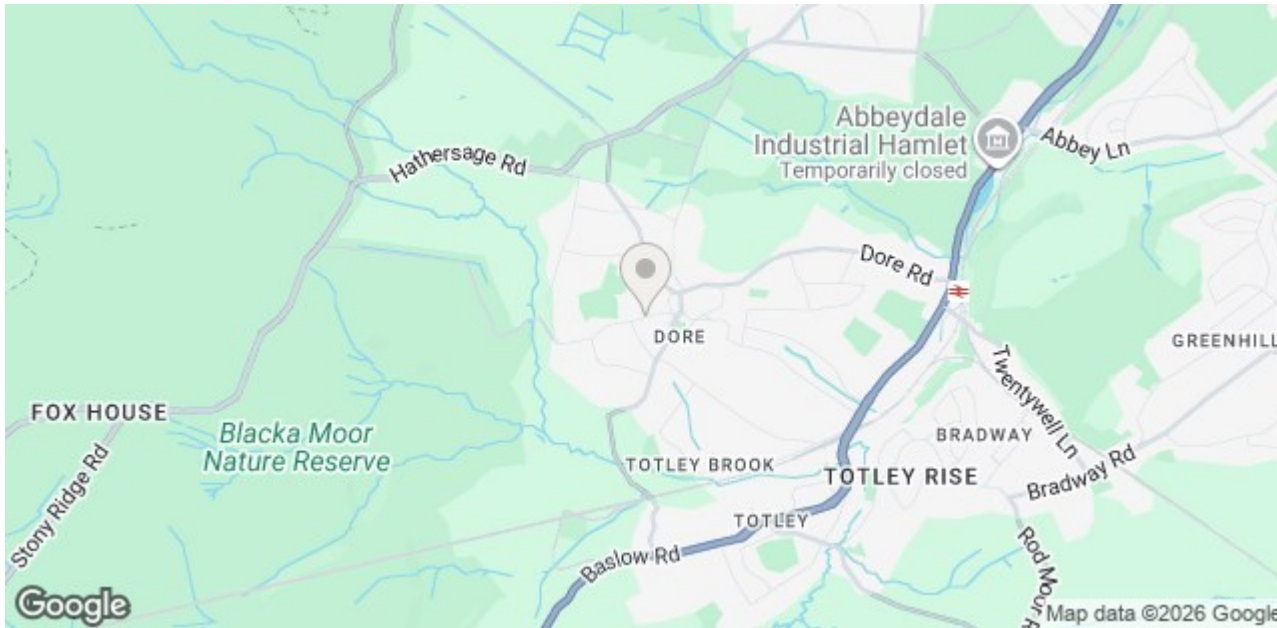
Total area: approx. 169.9 sq. metres (1828.4 sq. feet)

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

**62 Townhead 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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