



40, Peveril Road

Sheffield, S11 7AP

Description

A three double bedroom, mid terraced property with a side access and accommodation situated over three floors, extending to over 1306 square feet making it a great deal larger than some of the surrounding houses. Combined with this it is in an excellent location, on the edge of Endcliffe Park and fashionable Sharrowvate. Peveril Road is in the catchment area for good local schools. The second floor bedroom has the potential for enlargement and the inclusion of a second bathroom if required (subject to regs). The property has UPVC double glazing and gas central heating and is available with no onward chain. A great 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 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



- Three generous double bedrooms.
- Offshot kitchen with access to the rear garden.
- Two storey offshot to the rear.
- Gas central heating and UPVC double glazing combine to produce an EPC rating of D64.
- Living room with bay window.
- Family bathroom.
- No onward chain and an ELR Premium Sale - Buyers fees of £595 including VAT will apply.
- Dining room overlooking the rear garden and having access to a cellar.
- Low maintenance rear garden with a level area of lawn.
- 800 year lease from 1900 at an annual ground rent of £4.40 and Council Tax Band B.



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)

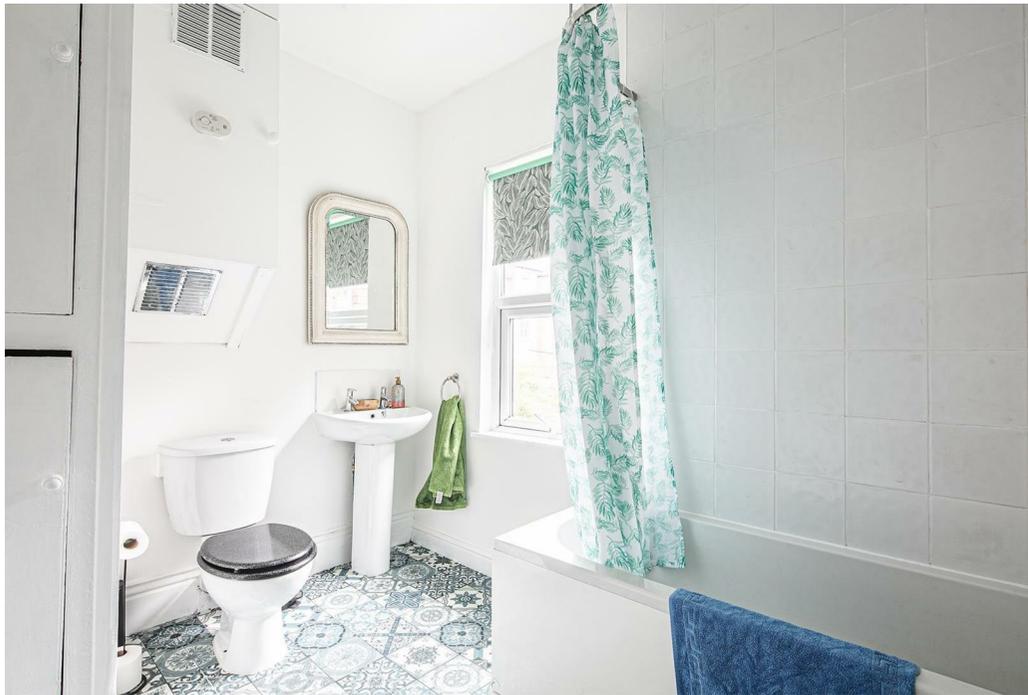
ELR Premium allows the sale process to be completed significantly quicker than a 'normal sale'. This is because the legal work, usually done in the first four to eight weeks after the sale is agreed, has already been completed. The searches, which can take up to five weeks, are ordered on the day the 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.

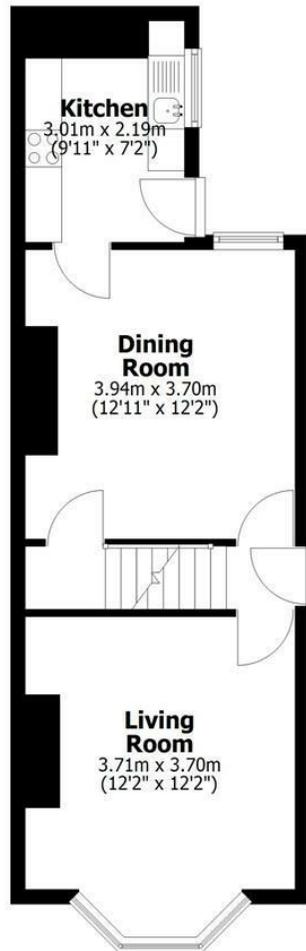
If you have any questions about the process or want to know how selling or buying with ELR Premium could benefit you, please speak to a member of the ELR team.



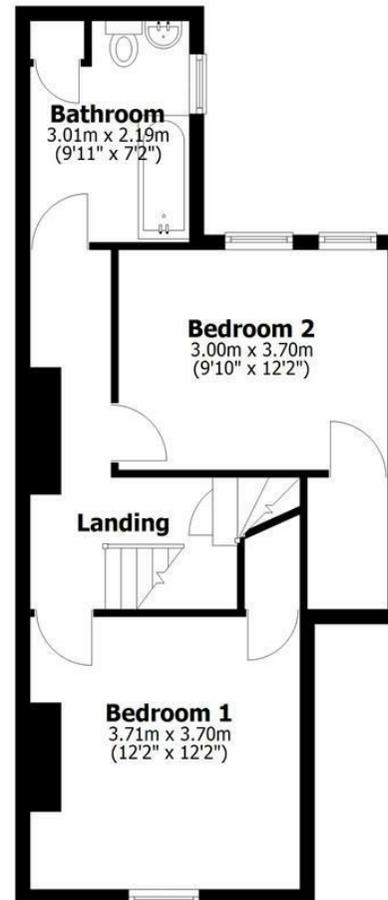




Ground Floor
Approx. 39.4 sq. metres (423.7 sq. feet)



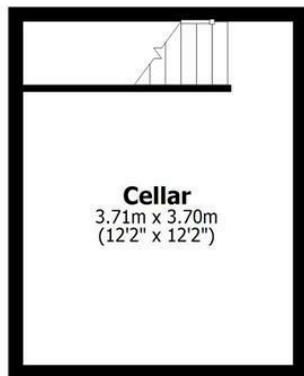
First Floor
Approx. 44.9 sq. metres (483.7 sq. feet)



Second Floor
Approx. 19.8 sq. metres (213.0 sq. feet)



Cellar
Approx. 17.3 sq. metres (186.1 sq. feet)

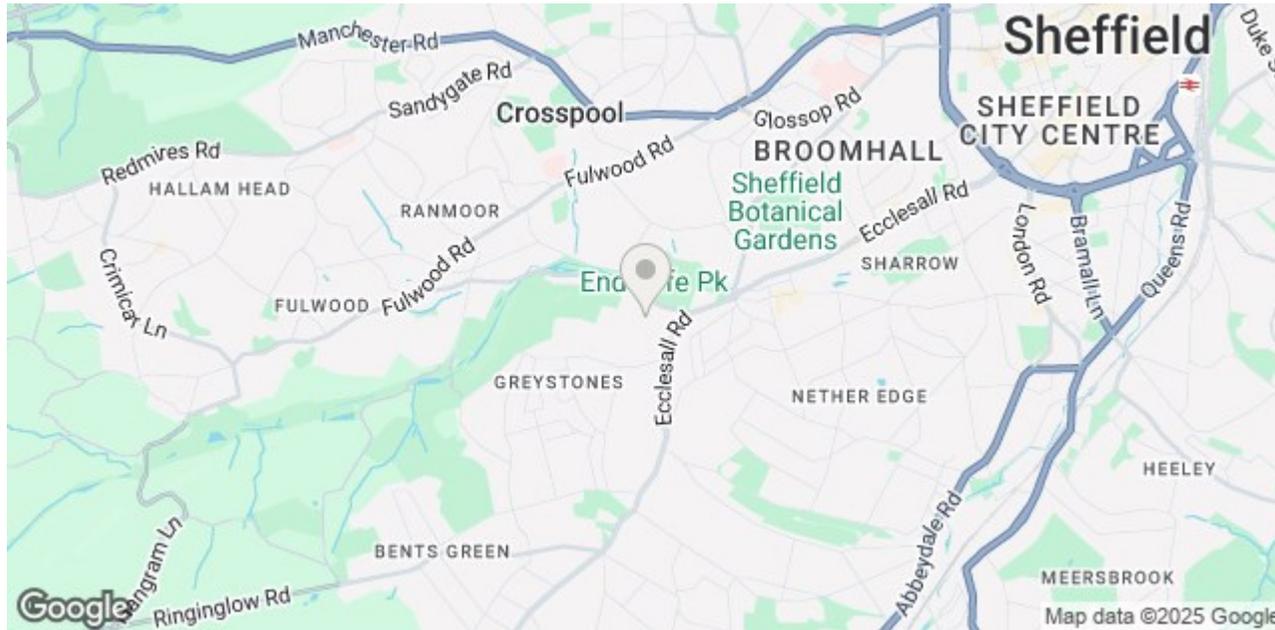


Total area: approx. 121.4 sq. metres (1306.4 sq. feet)

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

40 Peveril 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.



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

