

Brinkburn Court, 8 Brinkburn Vale Road, Sheffield, S17 3NZ

# Brinkburn Court, 8 Brinkbu

Sheffield, S17 3NZ

## Description

A larger than average, first floor flat that has two double bedrooms alongside an extra reception area to the side of the kitchen. This property is situated at the end of this desirable cul de sac, close to the local amenities at the foot of Devonshire Road in Dore. The train station is situated a short walk away, as are Abbeydale Sports Club and regular transport links into town. The flat has a pleasing outlook and the large living room has a sunny, south facing aspect and is available with no onward chain and represents super value to first time buyers, divorcees, singles and the investor market. Situated in attractively planned communal gardens and having an area for parking to the rear.

The property has 87 years remaining on the lease with a £631 annual service charge and £10 per year ground rent.

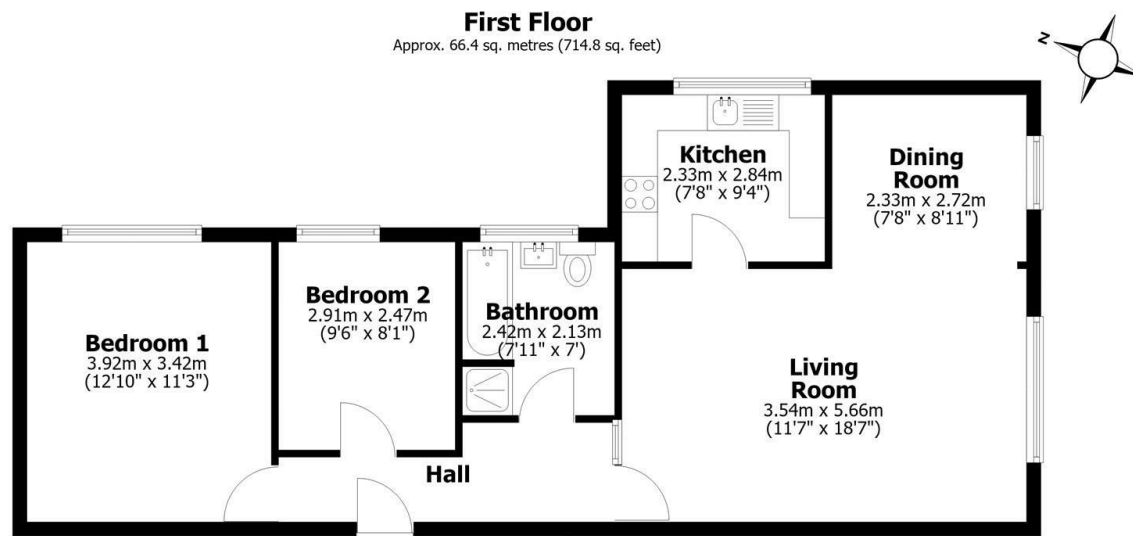
## Important Information

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, a fee of £30 inc 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.

- Two good bedrooms.
- Large living room with a pleasant outlook.
- Further reception/dining area which offers the potential to be redeveloped as a third bedroom or to facilitate a larger kitchen design.
- Modern shower room.
- Kitchen with a range of wall and base units.
- Communal entrance hall with Intercom access.
- Communal gardens and rear parking area.
- No onward chain and Council Tax Band B.
- Modern gas central heating, double glazing and cavity wall insulation combine to produce an EPC rating of C77.



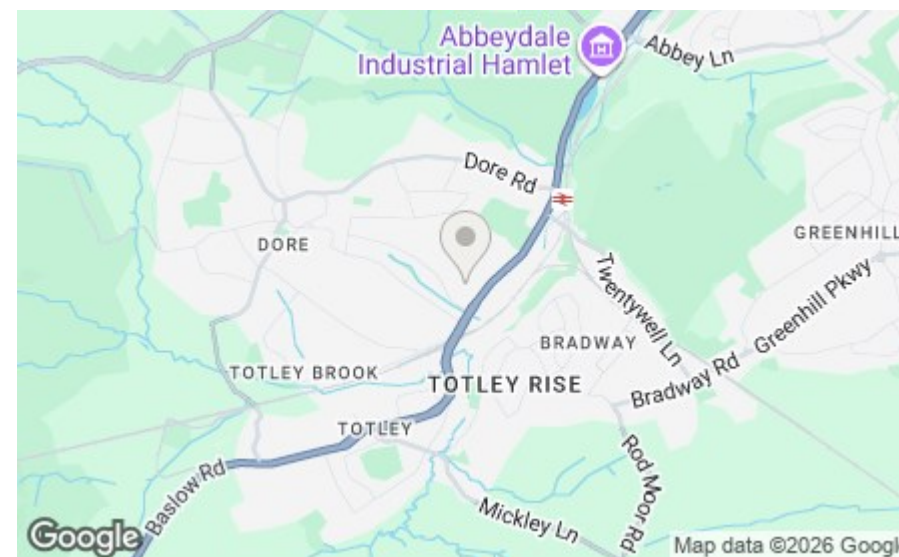




Total area: approx. 66.4 sq. metres (714.8 sq. feet)

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

**Flat 8, Brinkburn Court, 8 Brinkburn Vale Road**



**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

**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.