
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
19, Carsick View Road, Sheffield, S10 3LZ

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Description
An attractive Edwardian residence that enjoys a super position in this affluent and desirable neighbourhood. The property is situated within a short drive of local amenities in Ranmoor, Fulwood Village and Crosspool, including first class schooling, and superb sports amenities. Hallamshire Golf and Tennis Clubs are conveniently close by, as are regular bus services into town, via the main city hospitals and universities making the area a firm favourite with those having either a medical or academic background.
The property dates back to 1904 and benefits from having retained much of its original charm and character whilst also having been renovated and extended to form additional living space. Now offering over 2099 square feet of accommodation which features modern fixtures and fittings in all the right places. The lovely finish is complemented by an open, south facing aspect to the rear, a smart block paved driveway at the front and a pretty, landscaped garden to the rear. Having three double bedrooms and a luxurious bathroom on the first floor, two reception rooms (one that would make a further bedroom if required) a shower room, utility room, entrance hall and a modern kitchen on the ground floor and a large sitting room, a further office/fifth bedroom and storage cellars on the lower ground floor that opens onto the rear garden.
This is a fine family home and one that could be extended further if works were done to the remaining storage cellars and by converting the loft like next door (subject to the necessary consents),

ELR PREMIUM - IMPORTANT INFORMATION
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.

- ELR Premium Sale - Buyers fees of £595 including VAT will apply.
- Four/five double bedrooms providing huge versatility in the way that they can be utilised.
- Two generous reception rooms.
- Two modern bath/shower rooms.
- Kitchen with granite topped island and quality fittings.
- Entrance porch, hall and separate utility room.
- Storage cellars with development potential.
- Block paved drive, garage and a lovely south facing garden.
- Freehold and Council Tax Band D.
- Gas central heating, double glazing and upgraded areas of insulation in parts combine to produce an EPXC rating of D68 (only one point off a C rating).





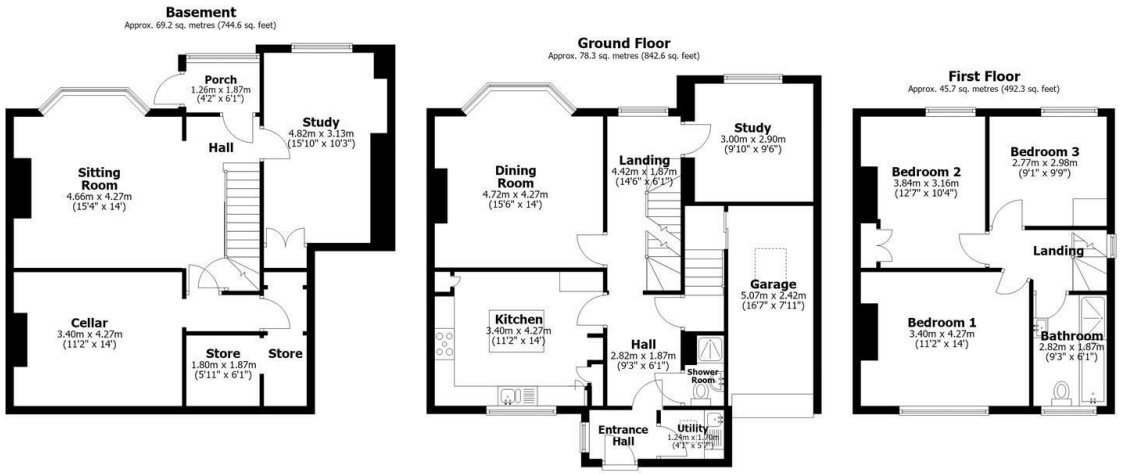








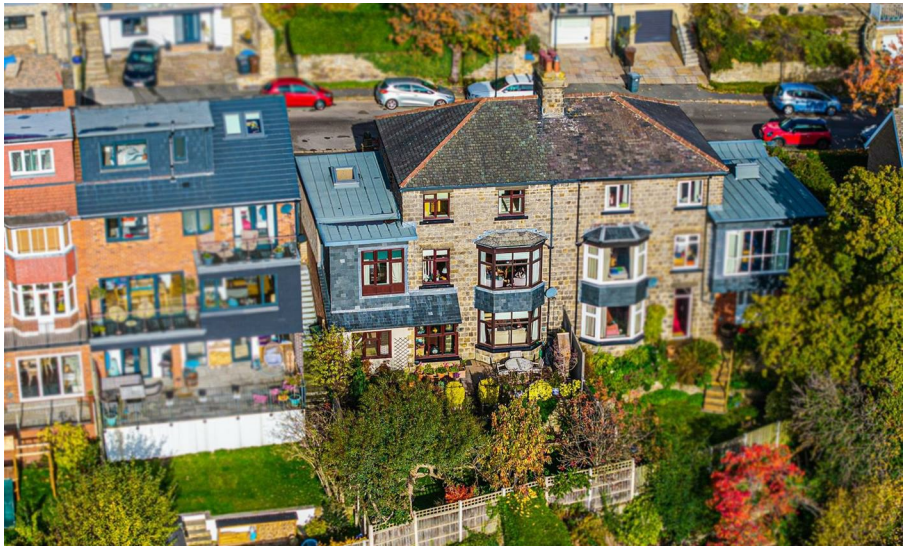


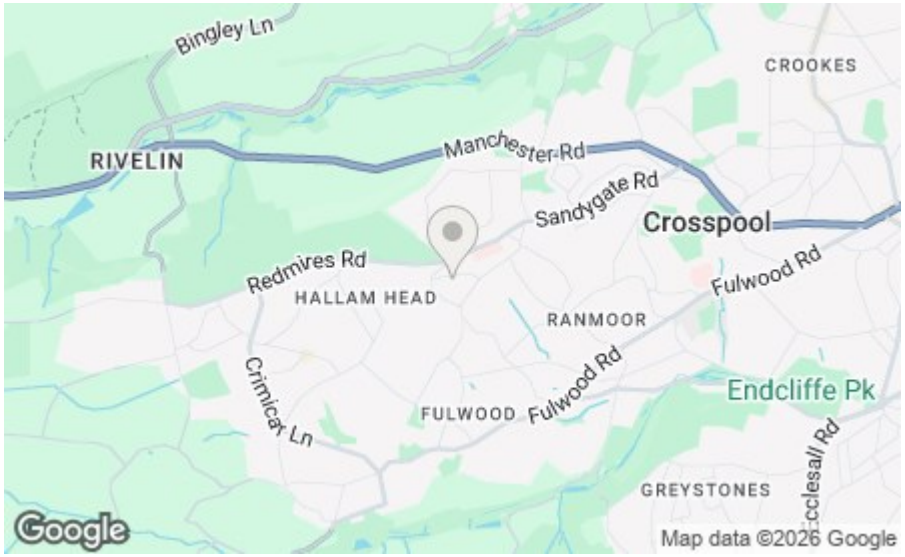


Total area: approx. 193.2 sq. metres (2079.5 sq. feet)

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

19 Carsick View Road





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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.