



12 Rookery Close | Kiveton Park | Sheffield | S26 5RT

£240,000

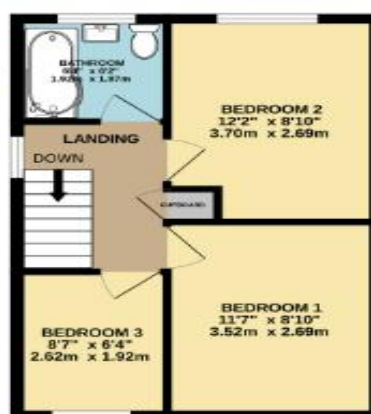
Bell & Co Estates are delighted to present this well-presented, three-bedroom semi-detached home, ideally situated on a quiet and friendly street in Kiveton Park. The property opens with a welcoming entrance hallway leading into a bright front-facing lounge, perfect for relaxing. Double doors flow through to the modern kitchen diner, complete with integrated appliances and stylish fitted units. The space seamlessly opens into the rear sunroom, creating an airy, open-plan layout ideal for entertaining or family living. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom with quality fittings. Externally, the home benefits from a paved driveway, front lawn, and planted borders. A side gate leads to the enclosed rear garden, featuring a paved patio, lawned area, and garden shed – a great space for outdoor living. Close to local amenities, shops, and schools with excellent transport links nearby ideal for families and first-time buyers alike. Viewing is highly recommended to appreciate the space, style, and layout this fantastic home has to offer. Contact Bell & Co Estates today!



GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



Contact Details

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12 Rookery Close
Kiveton Park
SHEFFIELD
S26 5RT

Energy rating

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Valid until
3 April 2035

Certificate number
2785-1428-1711-4117-2112

Property type Semi-detached house

Total floor area 77 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements