



## 6 Wesley Road | Kiveton Park | Sheffield | S26 6RJ

£130,000

Bell & Co Estates are delighted to present this well-presented two-bedroom mid-terraced property, ideally located in Kiveton Park. Ready to move into, this home is perfect for first-time buyers, offering modern interiors, practical storage, and easy access to local amenities, schools, and transport links. Front-facing lounge, a cosy and bright living space, understairs storage cupboard, ideal for keeping things tidy and organised. Through hall leading to a spacious dining room, open to the modern fitted kitchen, featuring integrated appliances, ample cupboard and worktop space, rear door leading into a rear porch, perfect for additional storage. Upstairs are two double bedrooms, offering generous space for residents or guests, modern family bathroom, comprising of shower over bath, Wash basin and WC. To the front of the property is steps leading up to a small pebbled area adding charm and character. To the rear is a courtyard, enclosed with gated access which is ideal for outdoor seating or secure storage. Situated in a prime Kiveton Park, walking distance to local shops, schools, and public transport. Excellent commuter links to Sheffield, Rotherham, and M1 access and surrounded by parks, green spaces, and local amenities. This move-in ready home is a fantastic opportunity for first-time buyers or investors alike. With two spacious bedrooms, modern finishes, and a great location, it offers style, practicality, and convenience all in one.



GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.

1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 898 sq.ft. (83.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Contact Details

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6 Wesley Road  
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Energy rating

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Valid until  
**29 April 2035**

Certificate number  
**2681-6181-7814-2011-1311**

**Property type** Mid-terrace house

**Total floor area** 82 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