



## 102 STATION ROAD SHEFFIELD, S26 6QQ

£120,000  
FREEHOLD

A stylish and modernised home situated in the much sought-after location of Kiveton Park, offering superb train links and excellent connectivity to Sheffield, Rotherham, Worksop, and Doncaster. The property is conveniently located close to local schools and a range of amenities. This well-presented home boasts a spacious and tastefully decorated living room with a feature fire place and gas coal-effect fire, a generous dining room with high-quality flooring, and a contemporary kitchen fitted with modern appliances and ample storage. The first floor offers two well-proportioned double bedrooms and a stylish family bathroom with a corner bath and overhead shower. Externally, the property benefits from a small enclosed front garden, side vehicle access with parking for two cars, and a low-maintenance block-paved seating area at the rear, complete with outdoor lighting and a brick-built storage unit. This fantastic property is ideal for professionals, families, or investors looking for a well-connected home in a desirable location.

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# 102 STATION ROAD

- Sought-after location in Kiveton with superb train links.
- Excellent connectivity to Sheffield, Rotherham, Worksop, and Doncaster.
- Close to local schools and amenities, ideal for families and professionals.
- Stylish and modernised throughout, offering a contemporary living space.
- Spacious living room with a feature fire surround and gas coal-effect fire.
- Generous dining room with high-quality flooring and under-stairs storage.
- Modern kitchen with sleek units, integrated appliances, and ample storage.
- Two well-proportioned double bedrooms, including built-in storage options.
- Stylish family bathroom with a corner bath, overhead shower, and full tiling.
- Low-maintenance outdoor space with parking for two cars and a rear seating area.



## LIVING ROOM

A stylish and well-appointed living room, tastefully decorated with a front-facing UPVC double-glazed window and matching entrance door. The room features coving to the ceiling, a central heating radiator, and the focal point of this room is a featured fire surround, marble hearth and inset with an inset gas coal-effect fire.

## DINING ROOM

A generously sized and elegantly presented dining room with a rear-facing UPVC double-glazed window, coving to the ceiling, a central heating radiator, and a spacious under-stairs storage cupboard. The room is enhanced by high-quality laminate-effect flooring.

## KITCHEN

A contemporary and well-equipped kitchen, fitted with a range of stylish wall and base units complemented by sleek work surfaces. The space includes a sink unit with a mixer tap, a built-in electric oven, a modern induction hob with an electric extractor fan above, space for a freestanding fridge, and plumbing for a washing machine. Additional features include a central heating radiator, durable vinyl flooring, a rear-facing UPVC double-glazed window, and an entrance door leading to the rear porch.

## REAR PORCH

With a side-facing UPVC double-glazed window and a rear-facing UPVC double-glazed entrance door leading to the garden. The area is finished with a practical tiled floor covering.

## FIRST FLOOR LANDING

Providing access to two spacious double bedrooms and the family bathroom suite.

## BEDROOM ONE

A bright and airy double bedroom with a front-facing UPVC double-glazed window, a central heating radiator, and built-in hanging rails for storage.

## BEDROOM TWO

A second well-proportioned double bedroom featuring a rear-facing UPVC double-glazed window, a central heating radiator, and a large storage cupboard with access to the loft space.

## FAMILY BATHROOM

A modern and stylish three-piece suite in white, comprising a corner panelled bath with an overhead electric shower, a pedestal hand wash basin, and a low-flush WC. The bathroom is fully tiled and includes a storage cupboard housing the wall-mounted combination central heating boiler. Rear and side-facing obscure UPVC double-glazed windows provide natural light while maintaining privacy.

## OUTSIDE

To the front of the property is a small, enclosed garden. A side access, which can accommodate vehicles, leads to a parking area with space for two cars. The rear of the property features a stylish and low-maintenance block-paved seating area, ideal for outdoor relaxation.

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## ADDITIONAL INFORMATION

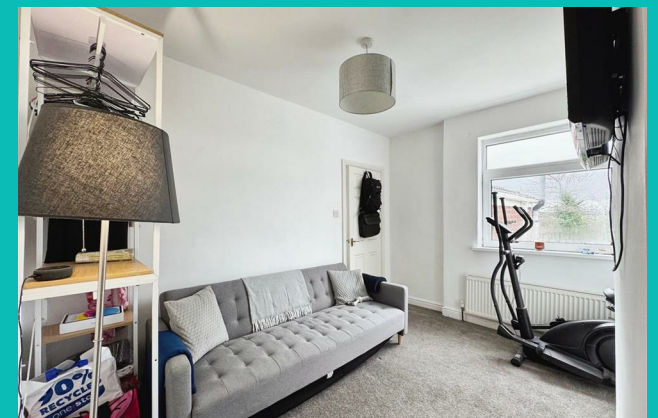
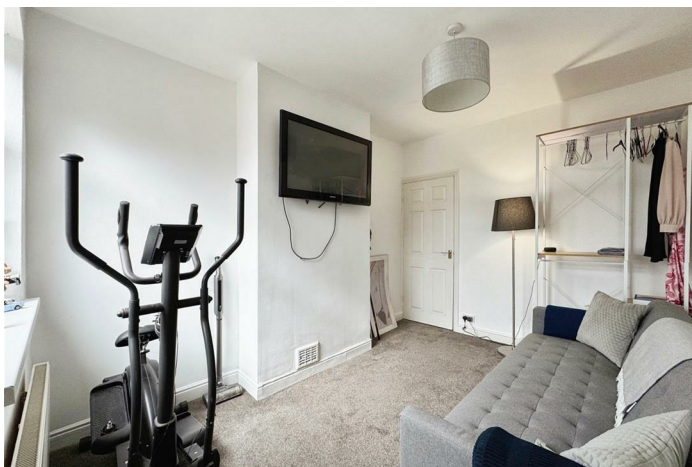
**Local Authority** – Rotherham

**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – 855.90 sq ft

**Tenure** – Freehold





**Ground Floor**  
Approx. 41.9 sq. metres (450.5 sq. feet)



**First Floor**  
Approx. 37.7 sq. metres (405.4 sq. feet)



Total area: approx. 79.5 sq. metres (855.9 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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