



**Rufford Rise, Sothall Sheffield S20 2DW**

welcome to

## Rufford Rise, Sothall Sheffield

\*\*\*\* GUIDE PRICE £190,000 - £200,000 \*\*\*\* Three-bedroom semi-detached home in popular Sothall, ideal for first-time buyers. Close to Rother Valley Country Park and Crystal Peaks. Don't miss out—call now to book your viewing!



**Kitchen**

9' 3" x 8' 5" ( 2.82m x 2.57m )

Having a range of wall and base units, inset sink and rolled edge work surfaces. Electric oven and hob with extractor above. Integrated washing machine. Front facing double glazed window and radiator.

**Dining Room**

16' 9" x 7' 7" ( 5.11m x 2.31m )

Front facing double glazed window, radiator and laminate flooring.

**Lounge**

16' 4" x 11' 3" ( 4.98m x 3.43m )

Rear facing double glazed window and French doors leads to the rear garden, Radiator and staircase leading to the first floor accommodation.

**Landing**

Loft access can be obtained.

**Bedroom One**

10' x 8' 5" ( 3.05m x 2.57m )

Rear facing double glazed window, radiator and fitted wardrobes.

**Bedroom Two**

8' 6" x 8' 5" ( 2.59m x 2.57m )

Front facing double glazed window and radiator.

**Bedroom Three**

7' 7" x 6' 10" ( 2.31m x 2.08m )

Rear facing double glazed window and radiator.

**Shower Room**

A suite comprising shower cubicle, wc and wash hand basin. Tiling to the walls and floor and front facing double glazed window.

**Gardens**

To the rear of the property is a enclosed garden with paved seating area and shed.

**Driveway**

There is a drive to the front of the property.



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## Rufford Rise, Sothall Sheffield

- Semi detached property
- Three bedrooms
- Two reception rooms
- May suit first time buyers
- Sought after area

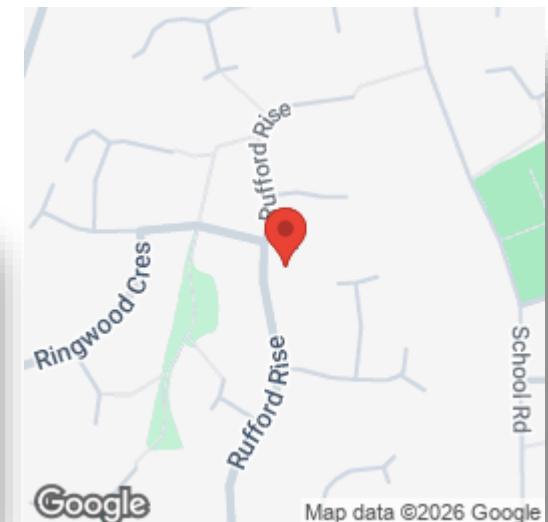
Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £190,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
CPK114731 - 0006

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 william h brown



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