



Osborne Road, Kiveton Park Sheffield S26 6PR

welcome to

Osborne Road, Kiveton Park Sheffield

FAMILY HOME OR FIRST HOME!? Do not miss out on this spectacular three bedroom semi detached home! Modern throughout, off road parking and detached garage with great access to schools, transport links and local amenities.***PRICE - £230,000***



Lounge

11' 10" x 17' 6" (3.61m x 5.33m)

Carpet flooring, central heating radiator and front facing double glazed window. Storage cupboard, electric fire and front facing double glazed composite door.

Kitchen Diner

9' 8" x 17' 6" (2.95m x 5.33m)

Modern fitted kitchen with a range of gloss units set above and below worksurfaces incorporating stainless steel sink and drainer, electric oven, gas hob, fridge, freezer, plumbing for dishwasher and plumbing for washing machine. Cupboard housing combi boiler, central heating radiator, rear facing double glazed window, rear facing double glazed patio doors and side facing double glazed UPVC door.

Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring, side facing double glazed window and access to the loft.

Bedroom One

9' 11" To wardrobe x 11' 2" (3.02m To wardrobe x 3.40m)

Carpet flooring, central heating radiator, rear facing double glazed window and fitted wardrobes.

Bedroom Two

9' 11" x 11' 3" Into recess (3.02m x 3.43m Into recess)

Carpet flooring, central heating radiator and front facing double glazed window.

Bedroom Three

7' x 8' 2" Into recess (2.13m x 2.49m Into recess)

Carpet flooring, central heating radiator, built in storage cupboard and front facing double glazed window.

Bathroom

Modern three piece suite comprising low flush WC, wash hand basin and paneled bath with rainfall shower over. Tiled flooring, full wall tiling, heated towel rail and rear facing double glazed window.

Outside Space

To the front of the property is a driveway providing off road parking and lawned garden with borders. To the rear of the property is a patio seating area, decked seating area and lawned garden. A greenhouse is included in the sale.

Garage

There is also a detached garage to the property with manual up & over door.

Extra Features

The property also features solar panels.



view this property online williamhbrown.co.uk/Property/DGT107743



welcome to

Osborne Road, Kiveton Park Sheffield

- THREE BEDROOM SEMI DETACHED HOME
- MODERN THROUGHOUT
- OFF ROAD PARKING
- DETACHED GARAGE
- CLOSE TO SCHOOLS & AMENITIES

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 16.00

This is a Leasehold property with details as follows; Term of Lease 800 years from 29 Sep 1963. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DGT107743](https://www.williamhbrown.co.uk/Property/DGT107743)



Property Ref:
DGT107743 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01909 568811



dinnington@williamhbrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD,
South Yorkshire, S25 2PS



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)