



Marketing Preview



52 Kelgate, Mosborough, Sheffield, S20 5EJ

£450,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



A fantastic opportunity to purchase this executive four double bedroom detached property which is situated on a enviable corner plot in the ever popular Mosborough Village! Offering a breakfast kitchen, formal dining room and downstairs WC. Also having a master bedroom with an ensuite, integral garage and an enclosed garden. Close to great local amenities and road links to the M1 Motorway and City Centre. Perfect family home!

SUMMARY

A fantastic opportunity to purchase this executive four double bedroom detached property which is situated on a enviable corner plot in the ever popular Mosborough Village! Offering a breakfast kitchen, formal dining room and downstairs WC. Also having a master bedroom with an ensuite, integral garage and an enclosed garden. Close to great local amenities and road links to the M1 Motorway and City Centre. Perfect family home!

HALLWAY

Enter into the hallway with neutral decor, wood effect flooring and a built in welcome mat. Two ceiling lights and telephone point. Burglar alarm keypad and central heating thermostat. Stair rise to the first floor and doors to the WC, lounge and kitchen.

WC 2'8" x 5'9"

Comprising of a pedestal sink and low flush WC. Ceiling light, radiator and extractor fan. Part tiled walls and vinyl flooring.

LOUNGE 11'10" x 15'2"

A reception room with painted walls, wood effect floor and a feature fireplace with a electric coal effect fire, granite hearth and back. Two ceiling lights, two radiators and walk in box window to the front. TV point and double doors opening to the dining room.

DINING ROOM 11'9" x 9'1"

Having neutral decor and wood effect flooring. Ceiling light, radiator and sliding patio doors to the garden. Door to the breakfast kitchen.

BREAKFAST KITCHEN 15'7" x 9'11"

Fitted with ample wall and base units, wood effect worktops and tiled splash back. One and a half stainless steel sink with a chrome mixer tap. Electric double oven, integrated gas hob and an extractor fan. Integrated fridge, integrated freezer and integrated dishwasher. Two ceiling lights, two radiators and two windows to the rear. Neutral decor, wood effect flooring and door to the utility room.

UTILITY ROOM 9'1" x 5'2"

Having continued wall and base units, neutral decor and wood effect flooring. Stainless steel sink with a drainer, space for a washing machine and space for a tumble dryer. Ceiling light, radiator and extractor fan. Door to outside and integral garage.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, ceiling light and radiator. Access to the loft and doors to the four bedrooms, family bathroom and storage cupboard.

MASTER BEDROOM 18'2" x 10'6"

A bright and spacious bedroom with carpeted flooring, neutral decor and fitted wardrobes. Two ceiling lights, radiator and three windows to the front. Door to the ensuite bathroom.

ENSUITE BATHROOM 9'4" x 5'5"

Having a bath, shower cubicle with a plumbed in shower, pedestal sink and low flush WC. Ceiling light, radiator and obscure glass window. Fully tiled walls, tile effect flooring and extractor fan.

BEDROOM TWO 9'8" x 9'0"

A second bedroom with neutral decor, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the rear.

BEDROOM THREE 9'1" x 11'6"

A third double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear.

BEDROOM FOUR 8'6" x 11'8"

A fourth double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear.

BATHROOM 5'6" x 7'11"

Comprising of a bath with a mixer shower tap, pedestal sink and low flush WC. Ceiling light, radiator and obscure glass window. Part tiled walls and wood effect flooring.

OUTSIDE

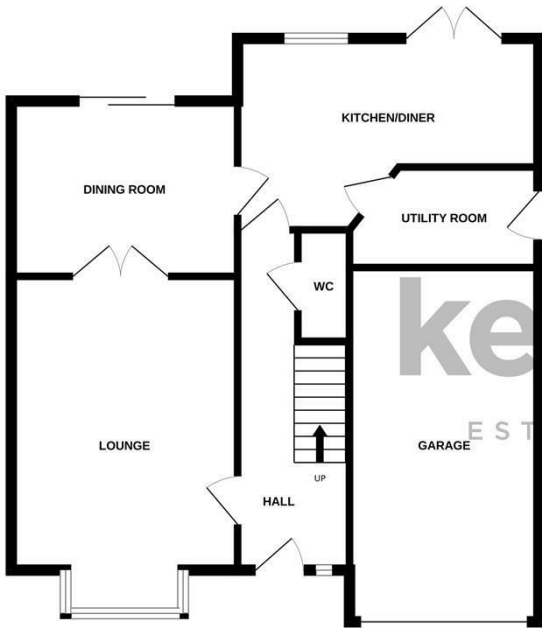
To the front of the property is a driveway with off road parking for two cars which leads to the integral garage with power and lighting. Lawn and shrubbery to the boundary. Gate to the side leading to the rear garden.

To the rear of the property is a patio area, lawn and flower beds. Wall and fencing to the boundary. Outside tap and shrubbery.

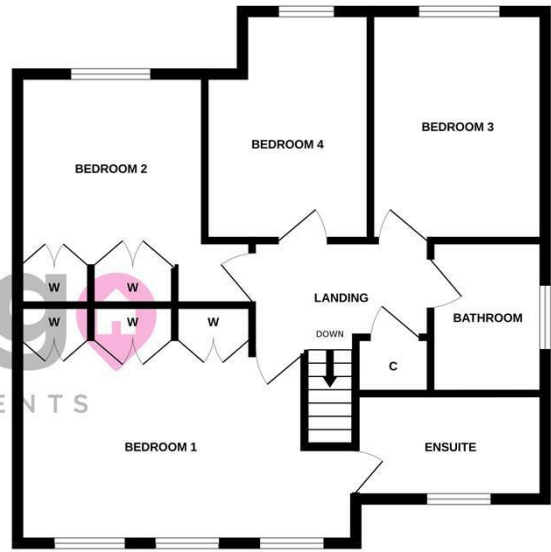
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND E - SHEFFIELD CITY COUNCIL

GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 1451 sq.ft. (134.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
Made with Metropix ©2024

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

