



**19 Rookery Close | Kiveton Park | S26 5RT**

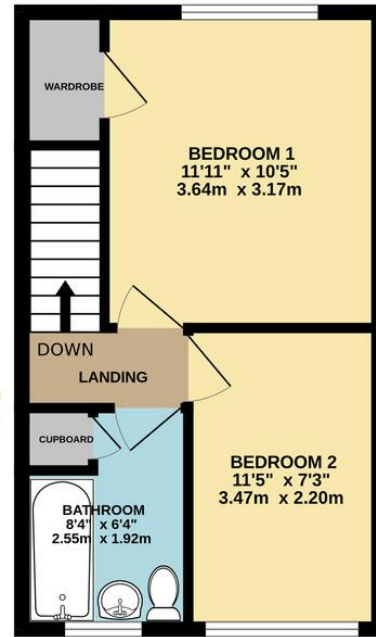
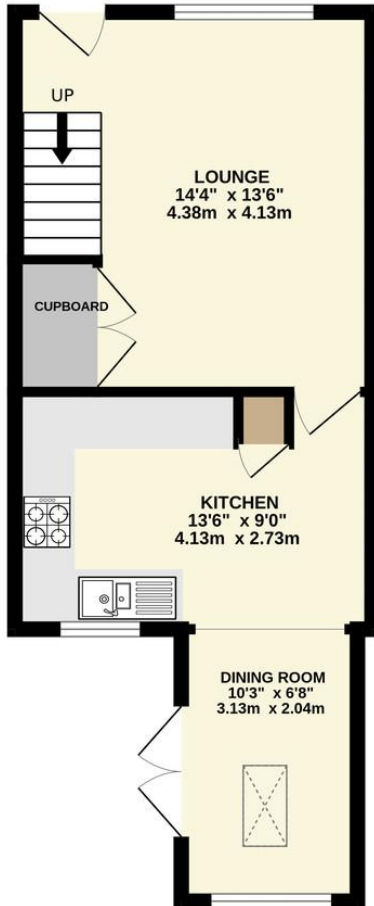
**£199,950**

Bell & Co Estates are delighted to present this beautifully presented two bedroom home, ideally located in a quiet cul-de-sac in Kiveton Park. Perfect for first-time buyers or investors, this property offers spacious and modern living throughout. The ground floor comprises a bright and welcoming lounge, a modern fitted kitchen with plenty of cupboard and worktop space, and an extended dining area - ideal for family meals or entertaining guests. Upstairs features two well-proportioned bedrooms, the master benefitting from built-in wardrobes, and a modern family bathroom complete with shower over bath, wash basin, and WC. Externally, the property enjoys an enclosed rear garden perfect for relaxing or entertaining, with patio and lawn areas, and on-road parking. Ideally positioned close to local amenities, reputable schools, and excellent transport links, this home is ready to move straight into and is one not to be missed. Contact Bell & Co Estates today to arrange your viewing!



GROUND FLOOR  
385 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR  
316 sq.ft. (29.3 sq.m.) approx.



## Contact Details

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19 Rookery Close  
Kiveton Park  
SHEFFIELD  
S26 5RT

Energy rating

C

Valid until  
**15 May 2035**

Certificate number  
**9558-3050-8205-2085-3200**

**Property type** Detached house

**Total floor area** 63 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 and 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