

## Marketing Preview



**14 Kildale Gardens, Mosborough, Sheffield, S20 5DT**

**£190,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**





**\*\* GUIDE PRICE £190,000 - £200,000\*\*** A fantastic opportunity to purchase this well presented and ready to move into two bedroom semi-detached property which is situated in the ever popular village of Mosborough! Offering modern kitchen and bathroom, off road parking and enclosed landscaped rear garden with village views. The property is close to great amenities, schools and road links to the M1 Motorway and City Centre. Perfect for first time buyers!

## SUMMARY

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Enter into modern kitchen with stylish wall and base units, corian worktops and tiled splash backs. Oven, hob and extractor fan. Space for washing machine and full height fridge/freezer. Door to lounge with access to rear garden via patio doors.

Stair rise to first floor landing with doors to two recently decorated bedrooms, fitted wardrobe to bedroom two and door to modern bathroom which offers bath with plumbed in over head shower, closed coupled WC and sink.

To the front of the property is a lawn and driveway providing off road parking for two cars. To the rear of the property is a recently landscaped low maintenance garden with Indian stone patio, astroturf area and village views.

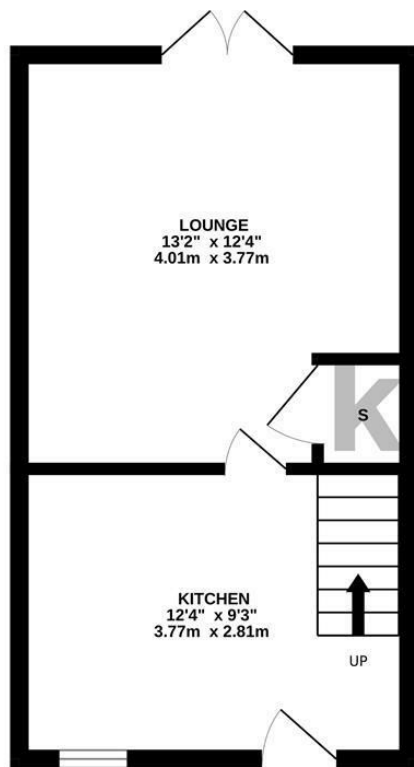
## PROPERTY DETAILS

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

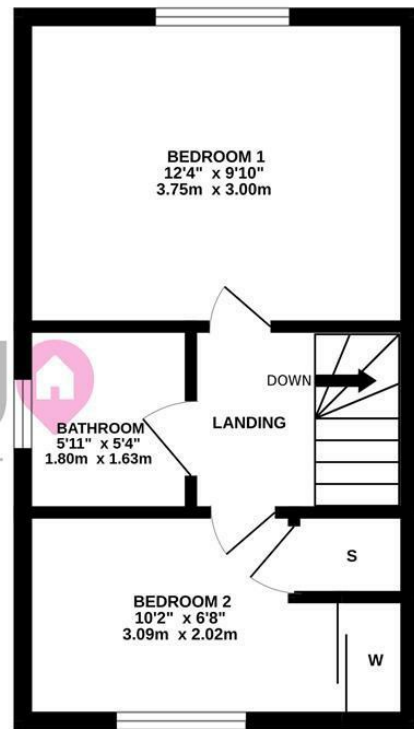
FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

**\*\*THE OWNER OF THIS PROPERTY IS AN EMPLOYEE OF KEY2GO ESTATE AGENTS\*\***

GROUND FLOOR



1ST FLOOR



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.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</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	



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