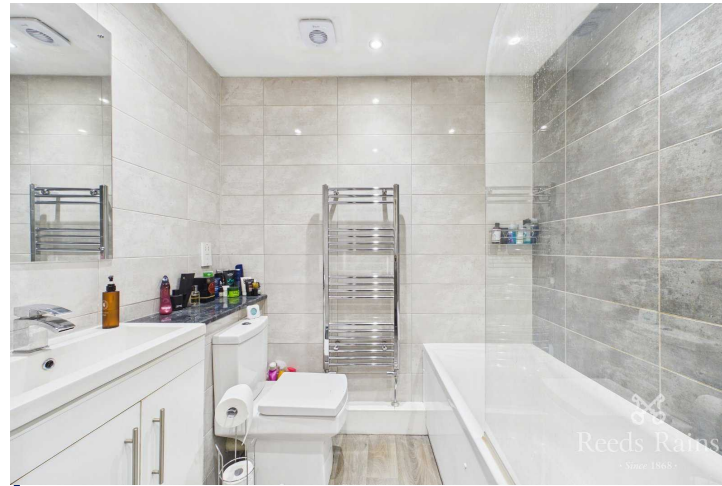




Garden House Drive, Kiveton Park,
Sheffield, South Yorkshire, S26

Asking Price: £175,000
Freehold

 **Reeds Rains**

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Garden House Drive, Kiveton Park, Sheffield, South Yorkshire, S26
Asking Price: £175,000 Freehold

Council Tax Band: B
EPC Rating: TBC

An immaculately presented two-bedroom townhouse located on a highly desirable residential estate in Kiveton Park. Boasting stylish interiors and a turnkey finish throughout, this exceptional home is perfectly suited to first-time buyers seeking a property they can move straight into and enjoy from day one.

Entrance Hall

Front-facing uPVC entrance door providing access to the property, laminate flooring, central heating radiator, and side-facing double glazed window.

Living Room

14'3" x 12'7" (4.34m x 3.84m)
A beautifully decorated living room featuring laminate flooring, a central heating radiator, staircase rising to the first floor, and a front-facing double glazed window.

Kitchen

12'6" x 12'4" (3.8m x 3.76m)
A modern fitted kitchen comprising a range of matching wall and base units, including a larder cupboard, work surfaces, inset sink and drainer with mixer tap, complementary splashback tiling, integrated double electric oven, five-ring gas hob with cooker hood over, space for a fridge freezer and washing machine, understairs storage cupboard, central heating radiator, tiled flooring, rear-facing double glazed window, and rear-facing double glazed door providing direct access to the rear garden.

Landing

Landing with fitted carpet, built-in storage cupboard, and access to the loft, which is boarded for storage and has electric sockets.

Master Bedroom

12'8" x 9'3" (3.86m x 2.82m)
With laminate flooring, a central heating radiator, built-in storage cupboard, floor-to-ceiling mirrored sliding wardrobes, and a rear-facing double glazed window.

Bedroom Two

13'1" x 9'1" (4m x 2.77m)
Laminate flooring, a central heating radiator, and a front-facing double glazed window.

Bathroom

8'2" x 7'1" (2.5m x 2.16m)
A stylish bathroom comprising a panelled bath with electric shower over and glass splashback screen, wash hand basin with vanity unit below, WC, heated towel rail, tiled walls, laminate flooring, and ceiling spotlights.

Exterior

To the front of the property, a driveway provides ample off-road parking for multiple vehicles. To the rear, there is a beautifully landscaped and low-maintenance garden featuring decked and patio seating areas, ideal for outdoor dining and entertaining. Additional features include a pergola, a storage shed, an outside tap, and external power sockets. The garden is fully enclosed by fencing, offering a private and secure outdoor space.

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



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