

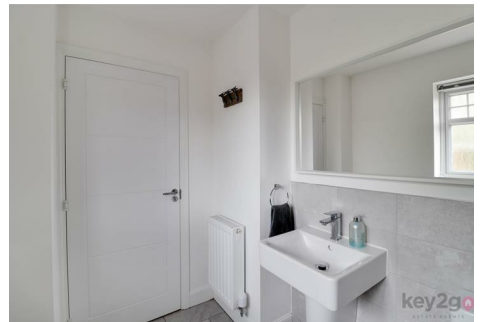
Marketing Preview



55 Ruby Lane, Mosborough, Sheffield, S20 5FH

£325,000

Bedrooms 3, Bathrooms 2, Reception Rooms 1



A fantastic opportunity to purchase this bright and modern three double bedroom detached property which was built in 2019 and situated in a popular area. Offering a master bedroom with an ensuite, off road parking, garage and enclosed garden. Being spacious and well presented throughout. Close to amenities and road links to the M1 Motorway and City Centre. Perfect family home!

SUMMARY

A fantastic opportunity to purchase this bright and modern three double bedroom detached property which was built in 2019 and situated in a popular area. Offering a master bedroom with an ensuite, off road parking, garage and enclosed garden. Being spacious and well presented throughout. Close to amenities and road links to the M1 Motorway and City Centre. Perfect family home!

Entrance via a side door into the spacious and welcoming hallway with doors to the WC, lounge and kitchen. The lounge is spacious and benefits from a large bay window and large storage cupboard. A downstairs WC with a modern sink, WC and window. A stylish kitchen with ample wall and base units. space for a dining table, access to the rear via double doors and access to the garage.

Stairs rise to the first-floor landing with a large storage cupboard and a door to the master bedroom, which has an ensuite with a WC, sink, and shower. Further doors lead to two bedrooms, both with built-in wardrobes. There is also a door to the bathroom with a bath, sink, and WC.

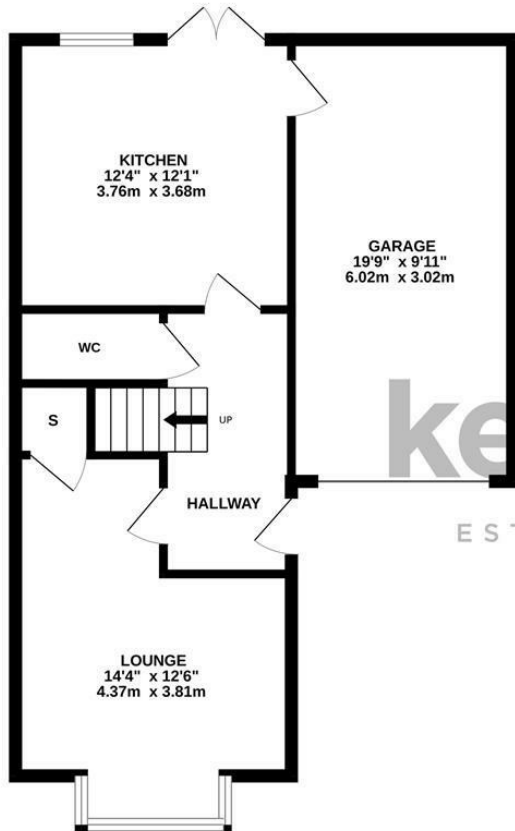
The front of the property is low maintenance and well presented with access to the garage and a driveway providing off road parking. The rear of the property is private, well presented and generous sized with a patio area, lawn and a fence surround.

PROPERTY DETAILS

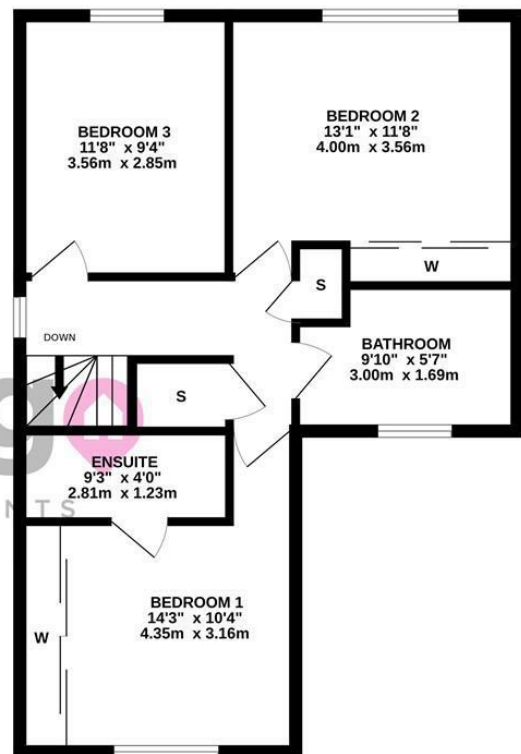
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

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) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>