

Marketing Preview



11 Rose Hill Close, Mosborough, Sheffield, S20 5PL

£200,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £200,000 - £210,000 **** Offered for sale with no onward chain, this attractive two-bedroom home is perfect for those seeking a property that is ready to move straight into. Beautifully presented throughout, the property features a stylish fitted kitchen and a contemporary modern bathroom, making it ideal for first-time buyers, downsizers, or investors alike. Externally, the home benefits from a driveway providing convenient off-road parking, along with an enclosed rear garden offering a private and low-maintenance outdoor space. Situated within a highly sought-after village location, the property enjoys easy access to picturesque countryside walks while also being within close proximity to well-regarded local schools.

SUMMARY

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Entrance is via a useful and welcoming hallway, with stairs rising to the first floor. A door leads through to the stylish kitchen, fitted with a range of high gloss wall and base units, with a window to the front aspect.

To the rear of the property is a bright and airy living area. Patio doors open directly onto the rear garden, while a useful understairs storage cupboard adds to the practicality of the home.

Stairs rise to the first floor landing, from which there are two well-proportioned double bedrooms, with the principal bedroom positioned to the front and a second double bedroom overlooking the rear garden.

The accommodation is completed by a stylish and contemporary bathroom, fitted with a modern suite comprising a bath with overhead shower, pedestal wash hand basin, and a close coupled WC.

To the rear of the property is a driveway providing off-road parking for one vehicle. A gate gives access to the enclosed rear garden, which has been thoughtfully arranged to include two patio areas, ideal for outdoor seating and entertaining, with a lawn set between. The garden also benefits from a useful shed and is fully enclosed by fencing, offering a good degree of privacy.

PROPERTY DETAILS

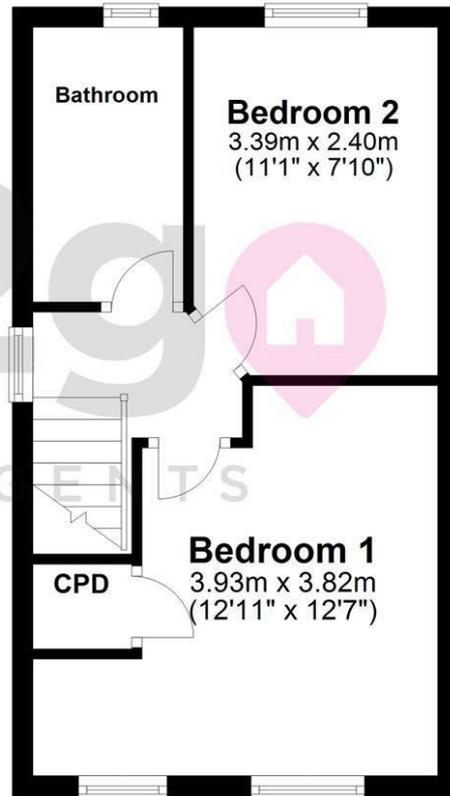
- FREEHOLD
- SHEFFIELD CITY COUNCIL
- COUNCIL TAX BAND - B
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING

FOR PROPERTY MEASUREMENTS, PLEASE SEE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(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	

