

Marketing Preview



68 Rufford Rise, Sothall, Sheffield, S20 2DW

£195,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



**** £195,000 - £200,000 **** Renovated by the current owner to a high standard, this two-bedroom semi-detached property features a stunning kitchen/diner and shower room, plenty of built-in storage, and a double maintenance-free driveway. The beautifully presented garden enhances its appeal, tucked away at the end of the estate. Ideally located with good walkways to Rother Valley, local schools, Crystal Peaks, and Drakehouse, the property also benefits from an updated boiler and electrics.

SUMMARY

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Composite door leading to the hallway with stairs rising and a door to the bright lounge. carpeted flooring and useful storage cupboard. Door to the kitchen/diner with a high gloss kitchen featuring an integrated fridge/freezer, Neff slide and hide oven, Neff hob, and integrated dishwasher. Space for a washing machine and dining table. Window to the rear and a second side composite door leading to the driveway.

Stairs with access to the loft housing the boiler. Double bedroom to the front with two store cupboards. Second bedroom to the rear with a large built-in wardrobe. Stylish shower room with walk-in shower cubicle, vanity with wash basin, and close-coupled WC.

Brick-paved and slate-chipped frontage with off-road parking for up to two cars. Gate to the side and rear leading to a lawned garden with shed and decking, enclosed by hedging for privacy.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZE
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor

Approx. 32.9 sq. metres (354.2 sq. feet)



Total area: approx. 62.4 sq. metres (671.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

