

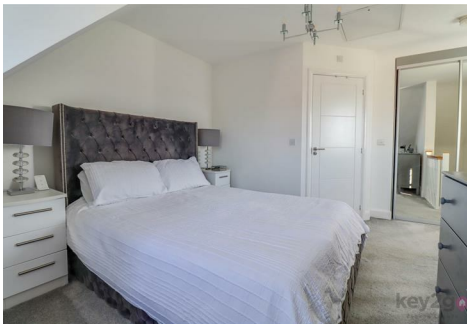
Marketing Preview



39 Ruby Lane, Mosborough, Sheffield, S20 5FH

£260,000

Bedrooms 3, Bathrooms 3, Reception Rooms 1



A superb opportunity to purchase this immaculately presented and versatile three-bedroom, three-storey townhouse, tucked away in a quiet cul-de-sac within a popular and well-established residential development. Benefitting from a downstairs WC, master bedroom with ensuite, off road parking and a low maintenance enclosed garden. Offering a blend of modern living and practical design, this property is ideally suited to families, first-time buyers, or anyone seeking a home in a convenient and desirable location.

SUMMARY

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Upon entering the property, you are welcomed by a bright entrance hallway which leads to the lounge at the front of the home, creating a comfortable and inviting space ideal for relaxing or entertaining. To the rear, the modern kitchen/diner offers ample worktop space, integrated appliances, and a generous dining area. Patio doors open onto the landscaped rear garden. Completing the ground floor is a convenient downstairs WC.

The first floor comprises a spacious double bedroom to the rear, benefiting from a useful storage cupboard for added convenience. To the front, a well-proportioned single bedroom provides flexible space, ideal for use as a nursery, home office, or guest room. The stylish family bathroom is fitted with a modern three-piece suite, including a bath with shower attachment, finished with contemporary tiling and fittings.

The top floor is dedicated to the impressive master bedroom, offering a generous and private space enhanced by dual windows that allow plenty of natural light to fill the room. Fitted wardrobes provide ample storage, while the private ensuite shower room adds a modern and convenient touch.

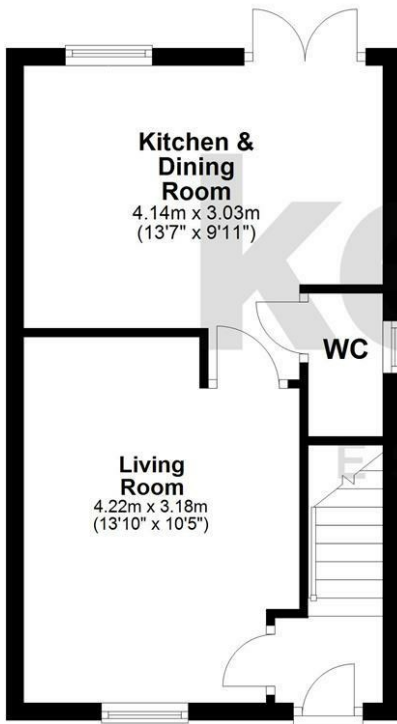
To the front of the property is a double, side-by-side driveway providing convenient off-road parking, with a pathway leading to the rear garden. The rear garden features a well-maintained lawn and a decked seating area, all enclosed by fencing to the boundaries, creating a private and secure outdoor space.

PROPERTY DETAILS

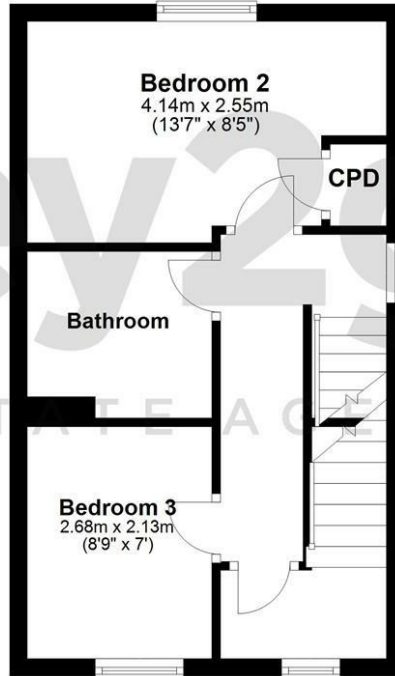
- FREEHOLD
- SHEFFIELD CITY COUNCIL
- COUNCIL TAX BAND - C
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING - COMBI BOILER FITTED IN 2019

PLEASE SEE FLOORPLAN FOR MEASUREMENTS

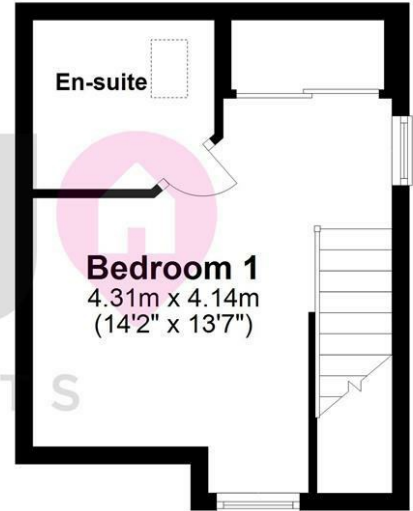
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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 	

