

Marketing Preview



2 Rufford Court, Sothall, Sheffield, S20 2GU

£150,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



Perfect for a first-time buyer, investor, or someone looking to downsize, this private and easily maintainable two bedroom tri house is ideally located close to Crystal Peaks, Drakehouse Retail Park, Rother Valley, as well as convenient tram and bus routes. It's also within easy reach of local schools, making it suitable for families. The property benefits from a front garden, a newly fitted bathroom, and is ready to move straight into!

SUMMARY

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The property features a welcoming porch area with access to the lounge, which includes a front-facing window, stairs leading to the first floor, and a door through to the kitchen. The modern kitchen is fitted with high-gloss units, an oven and hob, and offers space for appliances.

Upstairs, the staircase leads to a first-floor landing giving access to two bedrooms and the bathroom. The property offers one double bedroom and one single bedroom, while the bathroom boasts a stunning, newly fitted suite that has never been used.

The property benefits from a private front garden with a patio and lawn, bordered by hedging for added privacy, along with the convenience of allocated parking.

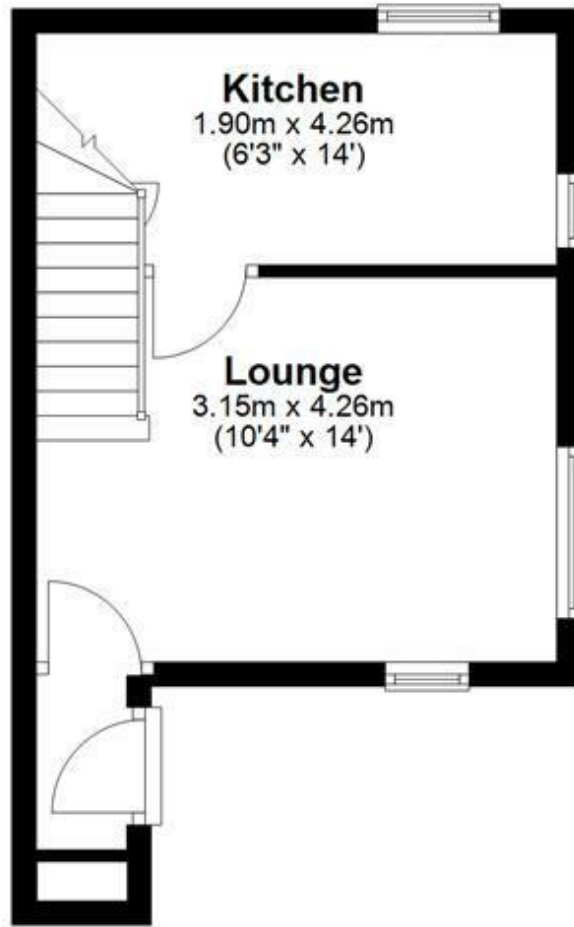
PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor

Approx. 23.4 sq. metres (251.5 sq. feet)



Total area: approx. 45.6 sq. metres (491.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

