

## Marketing Preview



**31 Rufford Rise, Sothall, Sheffield, S20 2DW**

**£170,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**





CHAIN FREE!! Call our sales team to arrange your viewing on to spacious two bedroom semi-detached property. Offering off road parking, garage and enclosed rear garden. Situated in a popular residential area and close to great local amenities and road links to `Sheffield city Centre. Ideal for first time buyers!

## SUMMARY

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## HALLWAY

Enter into hallway with laminate flooring and ceiling light. Opening to kitchen, door to lounge and stair rise to first floor landing.

## KITCHEN 12'2" x 5'7"

Fitted with ample wall and base units, worktops and tiled splash backs. Sink with drainer and mixer tap. Extractor fan and space for freestanding oven, washing machine and full height fridge/freezer. Ceiling light, radiator and window.

## LOUNGE 16'4" x 11'9"

A spacious lounge with carpet flooring, neutral decor and feature fireplace. Ceiling light, radiator and patio doors onto rear garden.

## STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light. Doors to two bedrooms and bathroom.

## BEDROOM ONE 11'9" x 10'7"

A good sized double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window.

## BEDROOM TWO 9'3" x 8'6"

A second good sized bedroom with laminate flooring and neutral decor. Ceiling light radiator and window.

## BATHROOM 6'9" x 5'5"

Comprising of bath with electric shower, sink and close coupled WC. Ceiling light, radiator and obscure glass window. Tiled flooring and part tiled walls.

## OUTSIDE

To the front of the property is lawn and driveway providing ample off road parking which leads to detached garage.

To the rear of the property is an enclosed garden with decked and lawn area. Fencing and shrubbery to the boundaries.

## PROPERTY DETAILS

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


GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.

1ST FLOOR  
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 613 sq.ft. (56.9 sq.m.) approx.

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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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