



## 45 Hard Lane | Kiveton Park | S26 6NA

£775 pcm

Bell & Co Estates are delighted to present to Rent, this modern Two Bedroom, Mid Terrace Home in Kiveton Park. In brief the property comprises of Entrance Porch opening into a front facing cosy Lounge with under stairs store cupboard, into the separate rear facing Dining Room and Modern Kitchen creating a real open plan feel with integrated appliances and separate Utility Space with access door to the rear. To the upstairs are Two Double Bedrooms and a modern family Bathroom with Shower over Bath, WC and Sink. To the rear of the property is an enclosed garden with access gate to the rear which provides off road parking. This home is simply stunning! Close to local amenities, transport links and schools this home is in a prime location.

- Modern Throughout
- Off Road Parking
- Enclosed Rear Garden
- Modern Fitted Kitchen
- Cosy Lounge





GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.

1ST FLOOR  
428 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 925 sq.ft. (85.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, 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. Make your own checks please.

## Contact Details

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

[www.bellcoestates.com](http://www.bellcoestates.com)

03333 580590

45, Hard Lane  
Kiveton Park  
SHEFFIELD  
S26 6NA

Energy rating

**D**

Valid until  
**13 August 2029**

Certificate number  
**8401-5146-2629-6597-3813**

**Property type** Mid-terrace house

**Total floor area** 87 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements