



### 38 Whitebeam Rise | Kiveton | Sheffield | S26 5AF

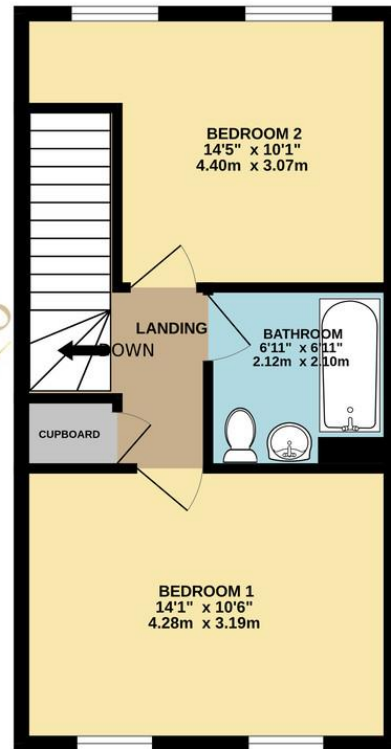
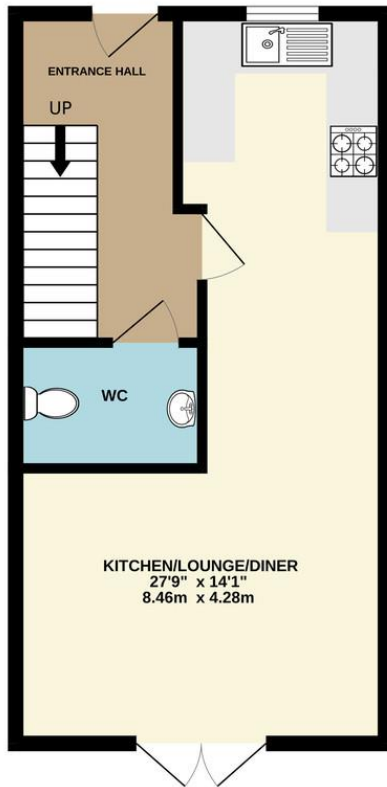
£185,000

Bell & Co Estates are thrilled to present this stylish two-bedroom semi-detached home, situated in the popular new development of Breathe in Kiveton Park. Offered with 75% shared ownership, this is a fantastic opportunity for first-time buyers to step onto the property ladder. The property opens into a welcoming entrance hallway, complete with an under-stairs storage cupboard, perfect for coats, shoes, or household essentials. A spacious WC with a wash basin adds practicality to the ground floor. The open-plan living area creates a bright, versatile space for everyday living and entertaining. The stylish kitchen boasts integrated appliances, plenty of cupboard space, and modern finishes. The dining and lounge area is bathed in natural light thanks to the French doors, which open directly onto the private rear garden. Upstairs, you'll find two generously sized bedrooms, offering flexibility for family living, guest accommodation, or working from home. The contemporary bathroom features a shower over the bath, a wash basin, and a WC, all finished to a high standard. An additional cupboard on the landing provides practical storage for linens and other essentials. The property benefits from a double driveway at the front, providing ample parking space, along with an electric car charging point for modern convenience. The rear garden is private and secure, featuring a patio area for outdoor dining, a newly turfed lawn, and side gate access—perfect for entertaining or relaxing.



GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.

1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



## Contact Details

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

[www.bellcoestates.com](http://www.bellcoestates.com)  
[info@bellcoestates.com](mailto:info@bellcoestates.com)  
03333 580590

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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