



## 26 Osborne Road | Kiveton Park | Sheffield | S26 6PR

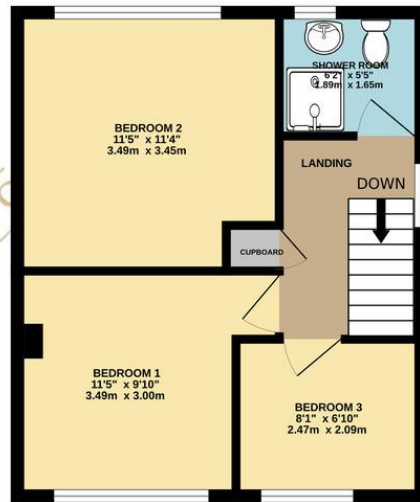
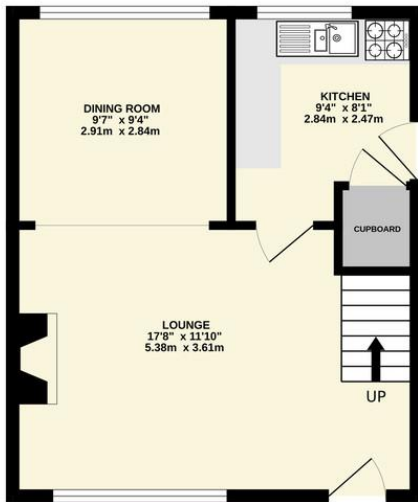
£195,000

Bell & Co Estates are delighted to present this spacious three bedroom semi-detached home, ideally positioned in the heart of Kiveton. Offered with no onward chain, this property is perfect for first-time buyers, families, or investors seeking a well-located home with great potential. Entering the property, you are welcomed into a bright and spacious front-facing lounge, featuring a stylish brick-effect feature wall, cosy fireplace, and a generous dining area-a fantastic space for relaxing, entertaining, and everyday family living. To the rear sits a separate, well-appointed kitchen, ample worktop and storage space, and a rear access door leading out to the garden. Upstairs offers two good-sized double bedrooms and a versatile third single bedroom, ideal for use as a nursery, home office, or dressing room. The modern family bathroom comprises a walk-in shower, wash basin, and WC. Externally, the property boasts a lawned front garden providing strong kerb appeal, along with a private driveway offering valuable off-road parking. A detached garage provides excellent storage or potential workshop space. To the rear is a large, enclosed garden, complete with a patio area perfect for outdoor dining and plenty of room for children, pets, gardening, or further landscaping. This fantastic home is conveniently situated close to local shops, amenities, and falls within the catchment for well-regarded schools. Excellent public transport links and easy access to the A57 and M1 motorway make commuting simple.



GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.

1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.7 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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## Contact Details

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

www.bellcoestates.com  
info@bellcoestates.com  
03333 580590

26 Osborne Road  
Kiveton Park  
SHEFFIELD  
S26 6PR

Energy rating

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Valid until

30 January 2036

Certificate number

0340-2809-8590-2676-7855

Property type

Semi-detached house

Total floor area

73 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 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