

58 Harthill Road

Sheffield • South Yorkshire • S13 8AN

Guide Price £100,000 - £110,000

A 2 bedroom end terrace house with a driveway and garage, situated on a popular cul-de-sac. Accommodation on two floors with the benefit of gas central heating and double glazing but requiring a scheme of general updating. Front and rear gardens. Available for sale with no chain. Freehold. A side entrance door opens into an entrance lobby with stairs rising to the first floor. A door opens into the lounge with a focal fireplace with an electric fire, radiator, and a front window. The rear part of the ground floor comprises of a kitchen with base and wall units, splash-back tiling, a window looking down the rear garden, and a rear external door. The wall mounted Worcester boiler is four years old and was last serviced in December 2024. Included within the sale is a cooker, microwave oven, washing machine, and fridge freezer. A side door opens into a lobby with a useful under-stair cupboard. There is also a cloakroom with a WC. On the first floor, there is a landing with a ceiling hatch to the loft. There are two bedrooms, the front being the larger room with a fitted airing cupboard, housing the hot water cylinder, along with a cupboard above the stairs. The rear bedroom has a pleasant garden outlook and adjoins the bathroom. The bathroom has a white suite with a shower above the bath, a glass shower screen, wash basin, WC, and splash-back tiling. Outside, the property is situated on a cul-de-sac, set behind privet hedging with a lawned front garden. A side driveway leads to a sectional garage with an inspection pit. At the rear, is a north-west facing garden with a lawn and planted borders. There is security lighting. Harthill Road is well-placed for local shops and amenities, schools, recreational facilities, public transport, and access links to the city centre, motorway, train station and Meadowhall. The property is being sold as seen and will include the television and TV cabinet in the lounge, the vacuum, and the garden tools in the garage.



- End Terrace House
- 2 Bedrooms
- Freehold
- GCH & Double Glazing
- Needs General Updating
- Driveway & Garage
- Front & Rear Gardens
- Cul-de Sac Location
- No Chain
- C/Tax Band A. EPC Rating D

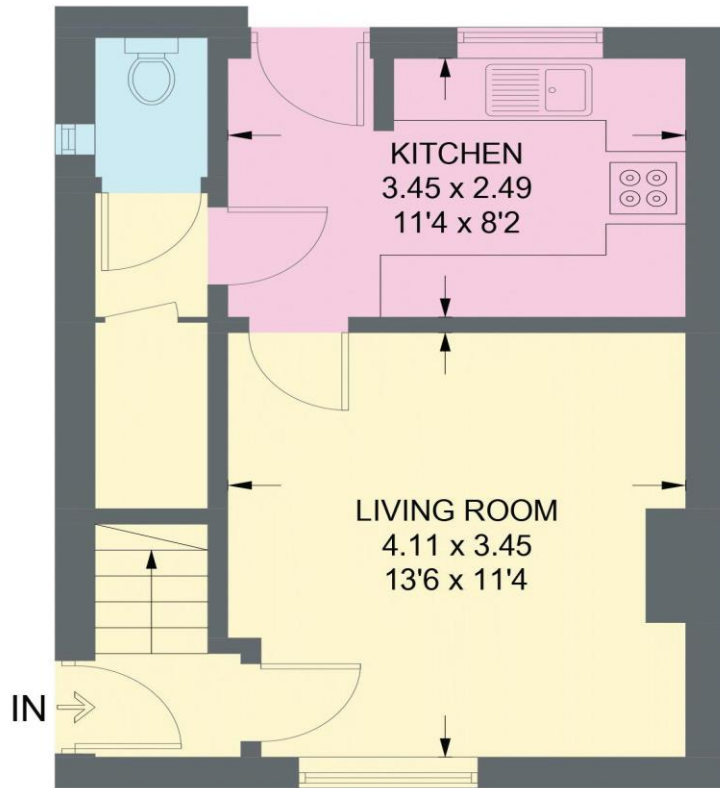


58 HARTHILL ROAD

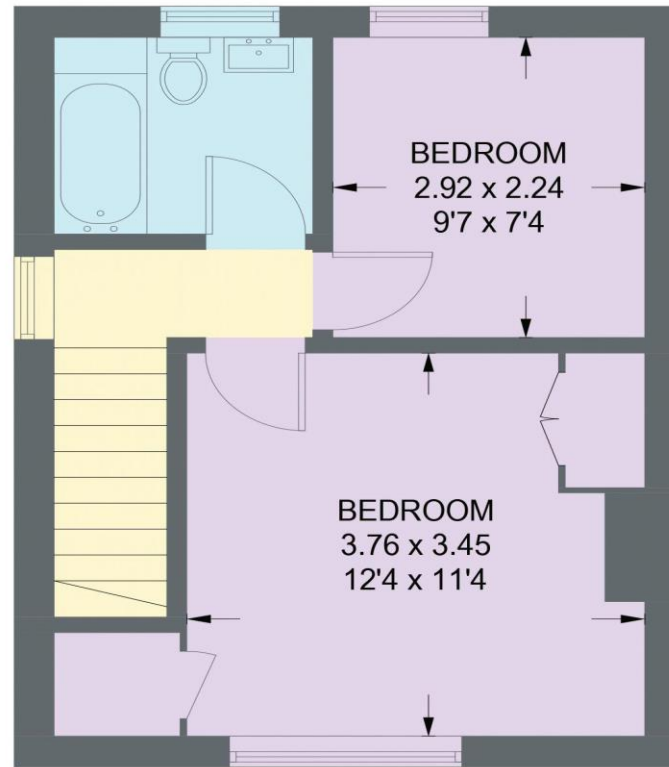
APPROXIMATE GROSS INTERNAL AREA = 60.5 SQ M / 651 SQ FT

GARAGE = 13.7 SQ M / 147 SQ FT

TOTAL = 74.2 SQ M / 798 SQ FT

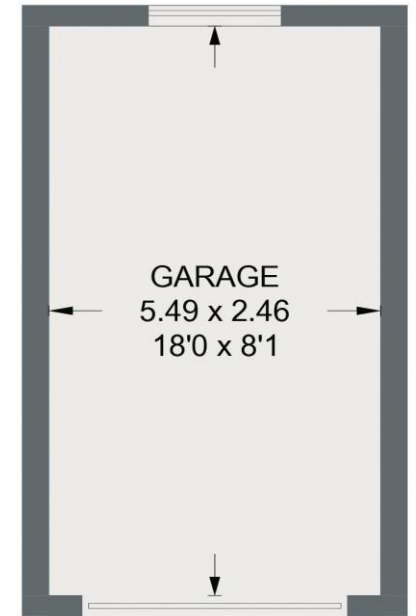


GROUND FLOOR
30.5 SQ M / 328 SQ FT



FIRST FLOOR
30.0 SQ M / 323 SQ FT

Illustration for identification purposes only.
measurements are approximate, not to scale.



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.