







9 Hartington Road

Millhouses • Sheffield • S7 2LE

Guide Price £700,000 - £725,000

A fabulous 6 bedroom and 2 bathroom stone fronted semi-detached house in Millhouses. Improved considerably by the present owners within recent years to offer a stunning home with accommodation over three floors, measuring an impressive 2,374 sq.ft. Retains period features complemented by stylish decor, with a light and airy feel, a beautiful kitchen, stylish family bathroom, and a refurbished shower room on the second floor. Benefits from gas central heating with a new combination boiler (2022) with a smart system, double glazing, a re-wire in recent years, along with a considerable amount of work to the roof, and a security alarm. Front driveway. South-west enclosed lawned garden. Within 100 yards from Millhouses Park. Highly regarded local schools. No chain. Freehold. A front door opens into an entrance lobby with an inner door, both with feature-stained glass, opening into the reception hall. The hallway makes a positive impression, being generous in size, with a high ceiling, period features, neutral decorative tones, and a polished wood floor. The front reception room is a beautiful living room, with a Scandinavian theme, creating a homely feel, with a focal log burner within a period marble fireplace, a larger front bay with double glazing and blinds for privacy, along with new rolled-top radiators. The dining room is also a well-proportioned room, ideal for everyday use and entertaining, with in-trend colours, a polished wood floor, a focal log burner with a period fireplace, and glazed French doors onto the rear garden. The breakfast kitchen has a range of bespoke, grey coloured, fitted units with granite worktops. There is a focal painted mantle, tiled flooring, and two side windows. Included within the sale is a Belling oven range with an eight-ring gas hob. Also included is an integrated dishwasher and fridge. A glass door leads into a rear entrance lobby with a continuation of the tiled flooring, a heated towel rail, glass French doors onto the garden, and an internal door into the cloakroom. The cloakroom has a modern, white, WC, wash basin, fitted units with plumbing for a washing machine, and a new Vaillant combination boiler, which was fitted in 2022. Access to the basement is gained via a door from the kitchen. Steps lead down to a range of storage cellars. On the first floor, there is a landing with fitted storage cupboards and a feature ceiling skylight with stained glass. There are four, well-presented, first floor bedrooms, three with decorative fireplaces, the two rear bedrooms overlooking the garden. The family bathroom has a freestanding Victorian style bath in white, with a shower attachment, along with a range of fitted units with a wash basin, a WC, a tiled floor, touch screen mirror with lighting, and two side windows. Stairs rise from the first-floor landing to the second floor. A Velux window enables natural light to flow down the stairwell and landing, the latter having a ceiling hatch with a pull-down ladder to a useful loft for storage. On the second floor, there are two generous size double bedrooms, again, beautifully presented, and a shower room, which was refurbished in 2021. It has a shower enclosure, a modern vanity wash basin, WC, fashionable tiling, a heated towel rail, touch screen mirror with lighting, and a rear Velux window. Outside, there is a York Stone front driveway and planted borders. Side, gated, access leads into a south-west facing enclosed rear garden, which has a lawn, borders with a variety of planting, York Stone patios, a decked terrace, lighting, surrounding brick walls with some contemporary slat fencing, and a brick outbuilding. Hartington Road is an extremely popular road in Millhouses, well-served by highly regarded local schools, shops and amenities, Millhouses Park and Ecclesall Woods, public transport, and access links to the city centre, Dore Train Station, the hospitals, universities, and the Peak District. The Council Tax Band is E.



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9 JULI - 9 DEZEMBER





- Attractive Stone Fronted Semi-Detached House
- Improved Considerably in Recent Years
- 6 Bedrooms & 2 Bathrooms
- Driveway & South-West Lawned Rear Garden
- Stunning Interior. A Must See
- Within 100 Yards of Millhouses Park
- Spacious, over 3 Floors, with 2,374 sq.ft
- Highly Regarded Local Schools
- Beautiful Kitchen & Bathrooms
- Council Tax E & EPC Rating D



9 HARTINGTON ROAD

APPROXIMATE GROSS INTERNAL AREA = 220.6 SQ M / 2374 SQ FT

CELLAR = 36.3 SQ M / 391 SQ FT

TOTAL = 256.9 SQ M / 2765 SQ FT



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



haus

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