



94 Union Street | Harthill | Sheffield | S26 7YH

£650,000

Bell & Co Estates are delighted to bring to the market this Beautiful, Four Bedroom Detached Cottage situated in the gorgeous village of HARTHILL. Not only does this property boast charm and character but is nestled in a village that provides easy access to the surrounding towns and villages, along with motorway links. Harthill is steeped in history, having community events and a RESERVOIR which provides wonderful walks in the summer months. This property is worth taking time out of your busy day, to appreciate all that the property has to offer. In brief, the property comprises of; bright and airy Entrance Hall, stepping into the spacious Sung Room with log burning fire and doors opening on to the enclosed garden and separate cosy Lounge with a further log burning fire. Flowing into the open plan Dining Room and modern Kitchen with breakfast bar and integrated appliances leading to a separate Utility Room with stunning brick feature wall and a convenient WC and a large tandem Garage with Man Cave/Workshop. To the upstairs is a Master Bedroom with walk in wardrobes, Ensuite with walk in shower, wash basin and WC and access to the Rooftop Garden. Three further bedrooms along with another Ensuite and family bathroom with freestanding bath, wash basin and WC. To the other side of the upstairs is a Games Room with bar, games tables and sitting area leading to the roof top garden, the perfect space for entertaining. Both garden arrears are a tranquil, private space perfect for a morning coffee or entertaining loved ones. This home has been updated over the last three years creating a great family home packed full of character. Located in a prime residential area, this lovely property offers a wealth of amenities including shops, schools, transport links and nearby pubs. offer.



GROUND FLOOR
1396 sq.ft. (129.7 sq.m.) approx.

1ST FLOOR
1131 sq.ft. (105.1 sq.m.) approx.



TOTAL FLOOR AREA: 2527 sq.ft. (234.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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94, Union Street
Harthill
SHEFFIELD
S26 7YH

Energy rating

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Valid until
14 June 2025

Certificate number
0248-7072-7236-3155-2940

Property type

Detached house

Total floor area

194 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