



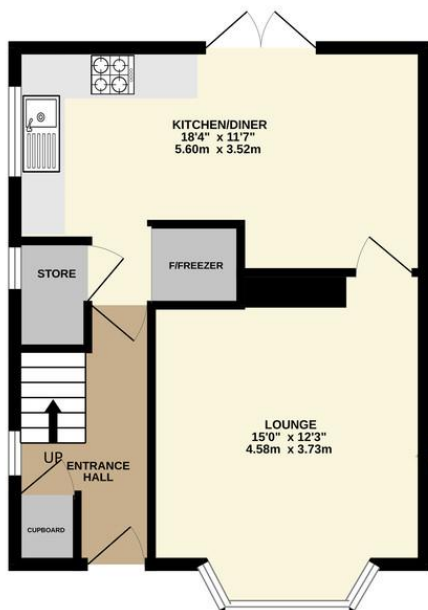
69 Serlby Lane | Harthill | Sheffield | S26 7YD

Guide Price £250,000 to £260,000

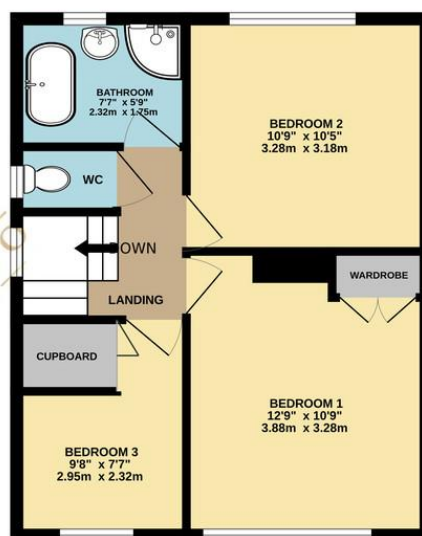
Bell & Co Estates are pleased to present this beautifully presented three-bedroom semi-detached home, ideally situated in the sought-after village of Harthill. Offering spacious and stylish accommodation throughout, this property is perfect for families and professionals alike, with easy access to local amenities, schools, and excellent transport links. Internally, the home has been finished to a high standard and briefly comprises: a welcoming front-facing lounge, perfect for cosy evenings, a modern kitchen/diner complete with integrated dishwasher, washing machine, oven, granite worktops, under-cabinet floor lighting, and patio doors leading to the rear garden - a superb space for entertaining. To the first floor are three well-proportioned bedrooms, along with a stylish family bathroom featuring a free-standing bath with waterfall tap, sink unit, and separate shower cubicle as well as a separate WC for added convenience. Externally, the property boasts: a paved driveway providing ample off-road parking, gated side access and a generous enclosed rear garden, thoughtfully extended with both lawned and patio areas, plus useful outbuildings - ideal for storage or workshop use. This is a fantastic opportunity to purchase a move-in-ready home in a desirable location. Early viewing is highly recommended - contact Bell & Co Estates today to arrange your viewing.



GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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

69 Serlby Lane
Harthill
SHEFFIELD
S26 7YD

Energy rating

C

Valid until
29 April 2035

Certificate number
2127-1171-1117-6722-1190

Property type Semi-detached house

Total floor area 81 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