



46 De Sutton Place | Harthill | Sheffield | S26 7XG

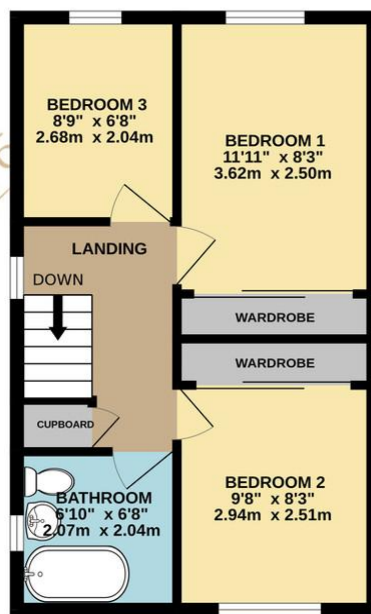
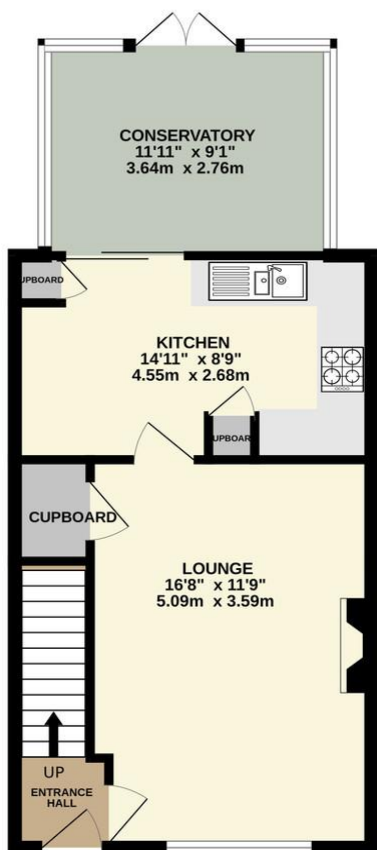
Guide Price £250,000 to £260,000

Bell & Co Estates are delighted to present this immaculately presented three-bedroom home, perfect for first-time buyers, and offered with no onward chain. With new carpets throughout and a freshly decorated interior, this home is truly ready to move into and enjoy from day one. Welcoming entrance hallway, leading to the main living areas, front-facing lounge with a gas fire and surround – a warm, cosy space ideal for relaxing, understairs storage cupboard. Spacious open-plan kitchen and dining area, featuring integrated appliances, ample worktop and cupboard space, french doors opening into a bright and airy conservatory. Upstairs are three well-sized bedrooms, two of which feature fitted wardrobes for convenient storage, stunning countryside views to the rear, offering a peaceful outlook. Modern family bathroom, complete with claw-foot freestanding bath with shower overhead, wash basin and WC, stylishly finished with contemporary touches. To the front of the property is a grassed front garden with driveway providing off-road parking, detached garage with side access from the garden. Private rear garden with, patio area for outdoor dining, mainly laid to lawn – perfect for children or pets with side gate access for added convenience. Situated in the quiet and desirable village of Harthill, close to local shops, schools, and amenities, excellent public transport links and road access for commuters, surrounded by scenic countryside walks and open green spaces. Contact Bell & Co Estates today to arrange your viewing!



GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



Contact Details

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46 De Sutton Place
Harthill
SHEFFIELD
S26 7XG

Energy rating

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Valid until

4 February 2034

Certificate number

2734-6522-2300-0002-4202

Property type

Semi-detached house

Total floor area

68 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