



71 Serlby Lane | Harthill | Sheffield | S26 7YD

Guide Price £260,000 to £270,000

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 appliances, wine cooler, under-cabinet floor lighting, breakfast bar and patio doors leading to the rear garden - a superb space for entertaining. The conservatory is a versatile space, currently used as a dining room but could be a playroom or home office. To the first floor are three well-proportioned bedrooms, along with a stylish family bathroom featuring a bath, sink unit, WC and separate shower cubicle. Externally, the property boasts a generous enclosed side and rear garden, 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
538 sq.ft. (49.9 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 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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