



**Southfarm Avenue, Harthill Sheffield S26 7WY**

**welcome to**

**Southfarm Avenue, Harthill Sheffield**

GREAT FOR FIRST TIME BUYERS!! Well presented three bedroom semi detached property in Harthill. Popular village location!! Benefiting from off road parking AND detached garage!! Early viewings advised! \*\*\* OFFERS OVER £210,000\*\*\*



### **Lounge Diner**

22' 2" x 12' MAX ( 6.76m x 3.66m MAX )

Spacious lounge diner having laminate flooring throughout. Front facing double glazed window and rear facing French doors leading onto rear garden. Two central heating radiators.

### **Kitchen**

10' 3" x 9' 4" ( 3.12m x 2.84m )

Fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating one and a half bowl sink and drainer. Electric oven and hob with cookerhood over. Plumbing for washing machine and space for fridge freezer. Tiling to splashback area. Rear facing double glazed window and side facing double glazed door.

### **Stairs And Landing**

Stairs rising to first floor accommodation with access to loft space.

### **Bedroom One**

10' 4" x 12' 10" ( 3.15m x 3.91m )

Front facing double glazed window and central heating radiator.

### **Bedroom Two**

9' 9" x 11' 5" Into doorway ( 2.97m x 3.48m Into doorway )

Rear facing double glazed window and central heating radiator.

### **Bedroom Three**

9' 5" x 6' 9" ( 2.87m x 2.06m )

Rear facing double glazed window and central heating radiator.

### **Family Bathroom**

Three piece suite comprising low flush WC, pedestal wash hand basin and paneled bath with electric shower over. Fully tiled walls and double glazed window.

### **Outside Space**

To the rear is a decked area with further raised patio perfect for outdoor seating.

### **Detached Garage**

Concrete sectional garage.



**view this property online** [williamhbrown.co.uk/Property/DGT106960](http://williamhbrown.co.uk/Property/DGT106960)



welcome to

## Southfarm Avenue, Harthill Sheffield

- VILLAGE LOCATION
- GREAT FOR FIRST TIME BUYERS
- OFF ROAD PARKING AND GARAGE
- \*\*\* OFFERS OVER £210,000\*\*\*
- Council Tax Band B

Tenure: Freehold EPC Rating: D

offers over

**£210,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DGT106960](https://www.williamhbrown.co.uk/Property/DGT106960)



Property Ref:  
DGT106960 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01909 568811**



[dinnington@williamhbrown.co.uk](mailto:dinnington@williamhbrown.co.uk)



20 Laughton Road, Dinnington, SHEFFIELD,  
South Yorkshire, S25 2PS



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**