

# Serlby Lane, Harthill SHEFFIELD S26 7YD

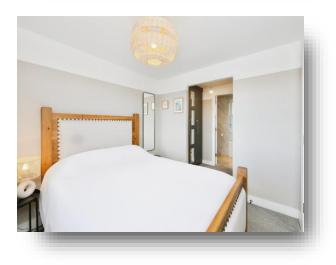


### welcome to

### Serlby Lane, Harthill SHEFFIELD

LOOKING TO UPSIZE! Exceptionally well presented five bedroom detached family home in the highly sought after village of Harthill with off road parking and enclosed rear garden with views over fields to the rear. Close to local amenities together with schools and transport links.













#### **Entrance Hall**

Tiled flooring, storage cupboard, under floor heating and front facing double glazed composite entrance door.

#### Cloakroom

Tiled flooring, under floor heating, low flush WC and vanity wash hand basin.

#### Lounge

22' 2" Into bay x 10' 7" (6.76m Into bay x 3.23m) Carpet flooring, front facing double glazed bay window and under floor heating.

#### **Kitchen Diner**

22' 2" Into bay x 8' 11" ( 6.76m Into bay x 2.72m ) Modern fitted kitchen with a range of gloss units set above and below worksurfaces incorporating sink and drainer, breakfast bar, electric oven, gas hob, fridge and freezer. Tiled flooring, under floor heating, rear facing double glazed window and front facing double glazed bay window.

#### **Utility Room**

5' 11" x 5' 5" ( 1.80m x 1.65m ) Tiled flooring, under floor heating, fitted gloss units, plumbing for washing machine and rear facing double glazed composite door.

#### **Stairs And Landing**

Stairs rising to first floor accommodation with carpet flooring, cupboard housing water tank, central heating radiator and front facing double glazed window.

#### **Bedroom One**

9' 8" x 8' 11" (  $2.95m\ x\ 2.72m$  ) Carpet flooring, central heating radiator, walk in wardrobe with fitted wardrobes and rear facing double glazed window with views over fields.

#### En Suite

Three piece suite comprising low flush WC, vanity wash hand basin and walk in rainfall shower. Tiled flooring, full wall tiling, heated towel rail and front facing double glazed window.

#### **Bedroom Two**

11' x 10' 11" Into recess ( 3.35m x 3.33m Into recess ) Carpet flooring, central heating radiator and rear facing double glazed window with views over fields.

#### **Bedroom Three**

 $8^{\prime}$  10" x 10' 11" ( 2.69m x 3.33m ) Carpet flooring, central heating radiator and front facing double glazed window.

#### Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin and P shaped bath with rainfall shower over. Tiled flooring, full wall tiling, heated towel rail and rear facing double glazed window.

#### **Bedroom Four**

15' x 11' (4.57m x 3.35m) Carpet flooring, central heating radiator and rear facing double glazed window with views over fields.

#### **Bedroom Five**

15' x 9' 1" ( 4.57m x 2.77m ) Carpet flooring, central heating radiator and rear facing double glazed window with views over fields.

#### Bathroom

Three piece suite comprising low flush WC, vanity wash hand basin and paneled bath. Tiled flooring, full wall tiling, heated towel rail and rear facing double glazed window.

#### **Outside Space**

To the front of the property is a driveway for several vehicles and a lawned garden with pebbled borders. To the rear/side of the property is a lawned garden with bushes and trees in borders along with a patio seating areas overlooking fields to the rear.





### welcome to

### Serlby Lane, Harthill SHEFFIELD

- FIVE BEDROOM DETACHED HOME
- OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT
- VIEWS OVER FIELDS TO REAR
- CLOSE TO SCHOOLS & TRANSPORT LINKS

Tenure: Freehold EPC Rating: B

offers in excess of

£425,000





### view this property online williamhbrown.co.uk/Property/DGT107397



Property Ref:

DGT107397 - 0003

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.

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

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

Union



01909 568811

Coogle

Serlby

Doctor L



dinnington@williamhbrown.co.uk

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

erloy

Please note the marker reflects the

postcode not the actual property

Map data ©2025



#### williamhbrown.co.uk