

Saxton Mee



Hard Lane Harthill Sheffield S26 7WB
Price £425,000



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Saxton Mee are delighted to work in partnership with Holman Property Developments to introduce for sale this exciting, bespoke development of seven individual 2, 3 and 4 bedroom homes. North Farm Mews is situated in this picturesque location within the sought after Village of Harthill.

These stylish and contemporary homes will be finished to an unrivalled specification with high quality fixtures and fittings throughout, as well as gas fired central heating with a high efficiency boiler, uPVC double glazing and a 10-year premier guarantee.

Plot 6 forms part of the historic old North Farm. This three-bedroom, two bathroom three storey home is being lovingly restored to its former glory whilst being carefully designed for modern living capabilities. As you enter the house via the hall and make your way through the ground floor, you will find the spacious family lounge. Beyond that, is the WC. The expansive kitchen is the hub of this fantastic home with a range of fitted units and integrated appliances including an oven, induction hob, dishwasher, fridge freezer and washing machine. Ample space for a dining table and French doors leading onto the garden patio. The first floor leads way into two bedrooms and the main family bathroom with a full suite of bath and shower over, wash basin, W.C, towel radiator and full tiling to the wall and floors. On the top floor, you will find the master bedroom with en-suite shower room.

External to the home are two allocated parking spaces. To the rear is a garden area which is mainly laid to lawn with a patio with patio from the French doors leading off the kitchen/diner.

Please note, Images used are of a similar home and are for illustrative purposes only. For more information on completion dates, please speak with our sales team.

- NORTH FARM MEWS - EXCLUSIVE DEVELOPMENT OF BESPOKE PROPERTIES
- THREE BEDROOM, TWO BATHROOM TOWNHOUSE
- HIGH QUALITY FITTINGS THROUGHOUT
- INTEGRATED KITCHEN
- TWO ALLOCATED PARKING SPACES





FIXTURES & FITTINGS

Subject to reservation the purchaser will have the option to select fixtures and fittings to include kitchens, bathrooms, flooring in wet areas, internal doors and handles etc. Carpets are not included as standard.

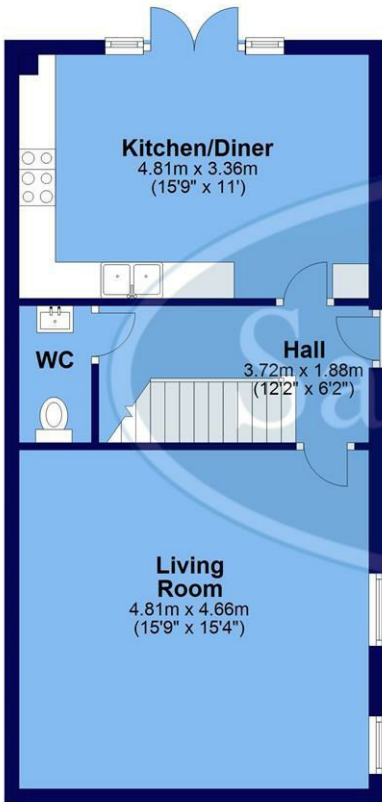
LOCATION

The property has good access to the amenities of Harthill including public houses, shops and local schooling. The M1/M18 motorway networks and the A57 are easily accessible from the property and provide transport links to Sheffield, Rotherham, Worksop, Nottingham and Leeds. The Rother Valley Country Park, Harthill Reservoir and Gulliver's Valley are also a short drive away.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

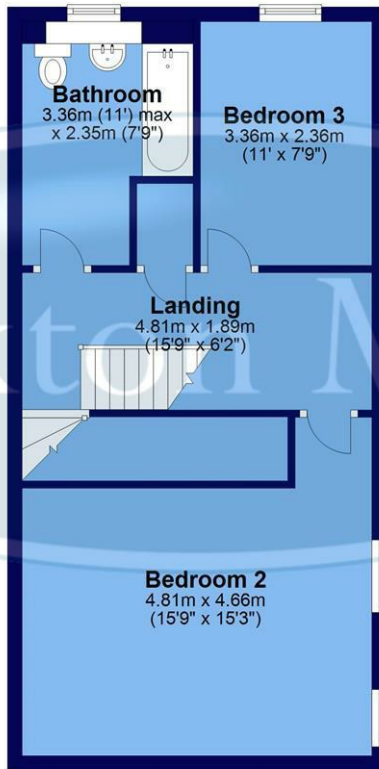
Ground Floor

Approx. 48.6 sq. metres (523.3 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.3 sq. feet)



Second Floor

Approx. 22.4 sq. metres (241.1 sq. feet)



Total area: approx. 119.6 sq. metres (1287.7 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-91%) A		
(81-91%) B		
(69-80%) C		
(55-68%) D		
(39-54%) E		
(21-38%) F		
(1-20%) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	