



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

Hard Lane

Sheffield S26 7YH

Price £425,000

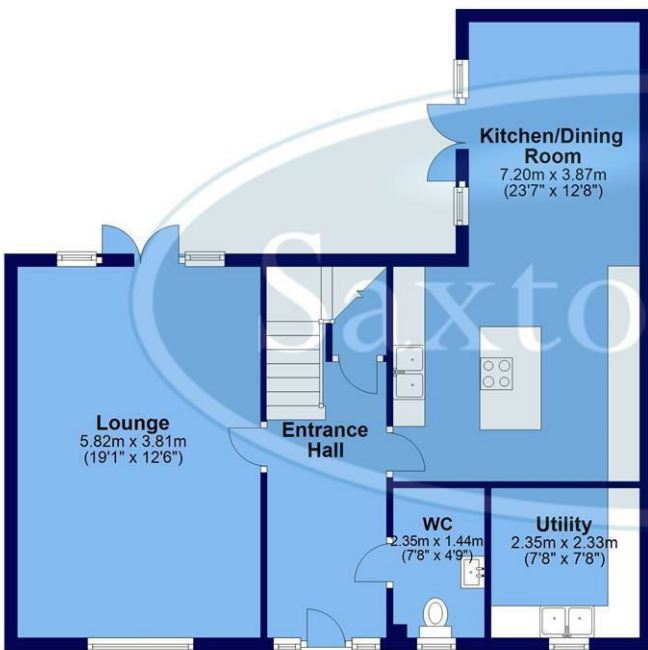
**** PLOT 2 SOLD PRIOR TO LAUNCH ** ESTIMATED COMPLETION WINTER 2023 **** North Farm Mews at Harthill by Holman Property Developments is an exclusive collection of just seven individual brand new homes, finished to an exceptional standard with luxury fittings throughout and having a 10 year guarantee for added piece of mind. Originally built in 1720 Old North Farm will be lovingly restored to the highest quality whilst also providing a sympathetic range of barn-style new build homes. Plot 2 is a spacious semi-detached family home with three double bedrooms, two bathrooms and two reception rooms. The accommodation briefly comprises: A welcoming entrance hallway with store cupboard and a door leading into the downstairs cloakroom/W.C. Large family lounge with French doors onto a patio and front facing window. Utility room with built in washing machine and tumble dryer, a range of fitted units and sink with mixer tap and drainer incorporated within the work surface. A bright and spacious kitchen/diner is the hub of this fantastic home with a range of wall, drawer and base units, central island and AEG appliances including a double oven, five ring induction hob, dishwasher, fridge and freezer. Ample space for a dining table and French doors leading onto the garden patio from the dining area. First floor: Three large double bedrooms, with the principal suite enjoying a modern en-suite with large walk in shower, wash hand basin, W.C, towel radiator and tiling to the floor and walls as well as a separate dressing room. The main family bathroom will comprises a full suite of bath and shower over, wash hand basin, W.C, towel radiator and tiling to the floor and walls. Loft space ideal for storage.



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.

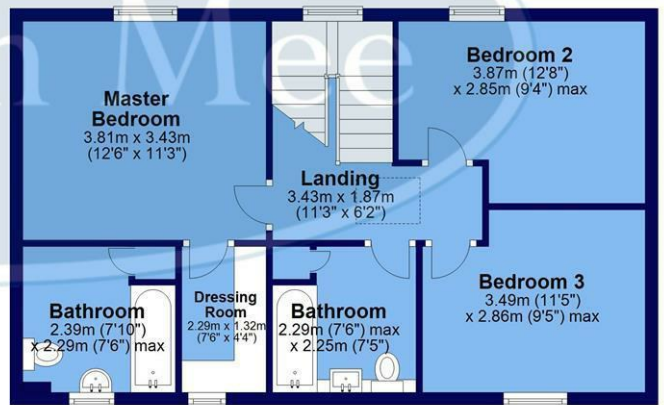
Ground Floor

Approx. 67.0 sq. metres (720.9 sq. feet)



First Floor

Approx. 56.7 sq. metres (610.4 sq. feet)



Total area: approx. 123.7 sq. metres (1331.3 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

