



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.

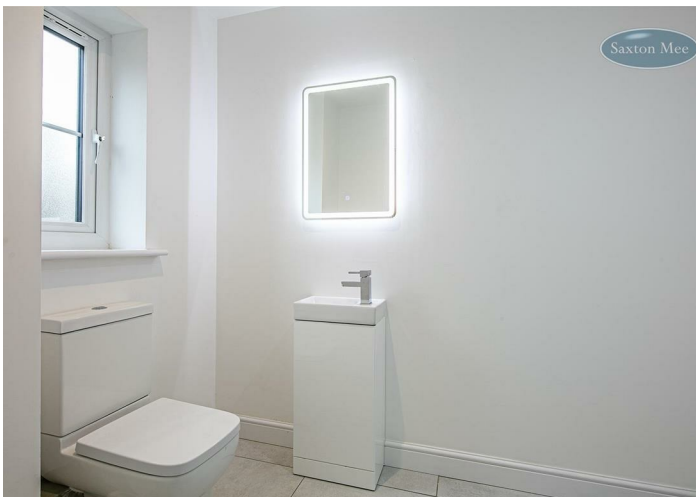
These stylish and contemporary homes will be finished to an unrivalled specification with high quality fixtures and fittings throughout, as well as gas fired central heating with a high efficiency boiler, uPVC double glazing and a 10-year Premier Guarantee.

This spacious three bedroom, two bathroom semi-detached family home briefly comprises welcoming entrance hallway with a store cupboard a downstairs cloakroom/WC. The family lounge has French doors onto a patio and a front facing window. Separate utility room with a range of fitted units and sink with mixer tap and drainer incorporated within the work surface. 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, washing machine and tumble dryer. Ample space for a dining table and French doors leading onto the garden patio in the dining area. To the first floor there are three large double bedrooms, with the principal suite enjoying an en-suite with large walk-in shower, wash basin with vanity unit, WC, electric mirror and towel radiator as well as a separate dressing room. The main family bathroom comprises bath with overhead shower, wash basin with vanity unit, WC, electric mirror and towel radiator. Loft space ideal for storage.

- BESPOKE DEVELOPMENT IN THIS SOUGHT AFTER LOCATION
- MASTER BEDROOM WITH DRESSING ROOM & EN SUITE
- DETACHED GARAGE & LANDSCAPED GARDEN
- HIGH SPECIFICATION THROUGHOUT
- DOWNSTAIRS WC & UTILITY
- GENEROUSLY PROPORTIONED LOUNGE
- DINING KITCHEN WITH CENTRAL ISLAND







## OUTSIDE

Detached garage. There is a lovely landscaped rear garden which includes a lawn and Indian stone patio.

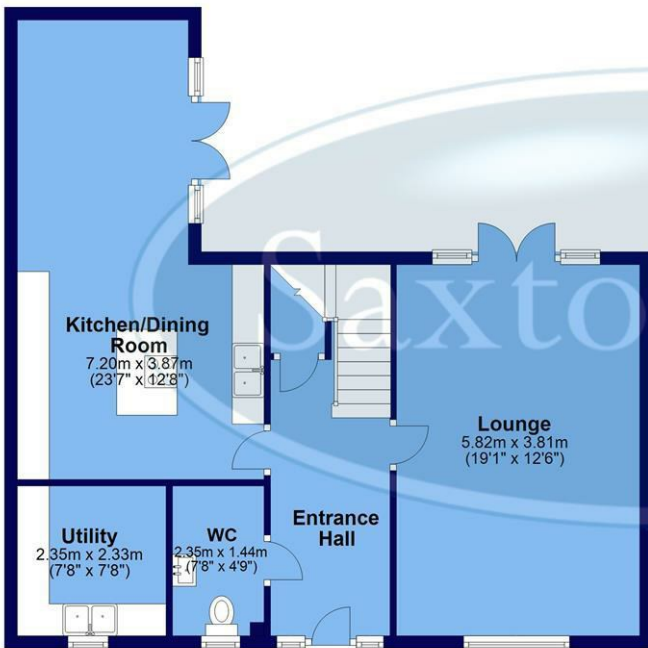
## LOCATION

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.

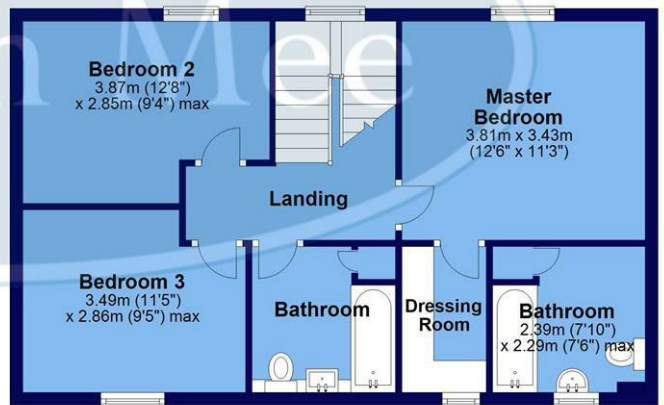
## Ground Floor

Approx. 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.

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