



Union Street Harthill Sheffield S26 7YH
Price £450,000

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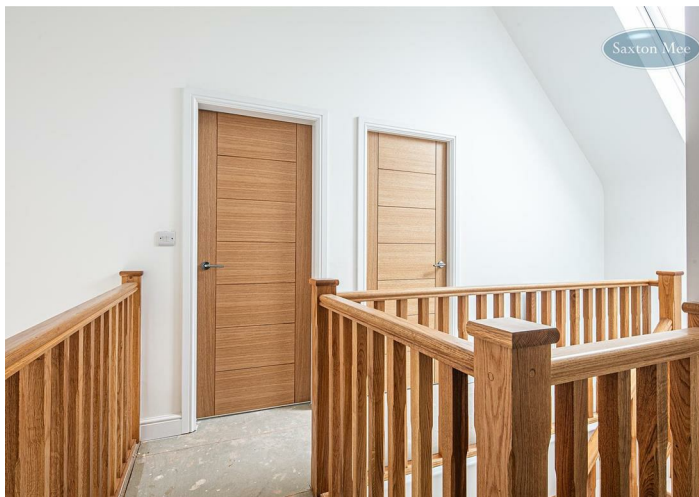
Saxton Mee are delighted to work in partnership with Holman Property Developments to introduce for sale this exciting, bespoke development of seven individual 2, 3 and 4 bedroom homes. North Farm Mews is situated in this picturesque location within the sought after area of Harthill.

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 four-bedroom, two-bathroom townhouse features a bright welcoming hallway with vaulted ceiling and rooflight flooding the space with natural light. A lounge to one side with dual aspect windows. 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, washing machine and tumble dryer. Ample space for a dining table and French doors leading onto the garden patio from the dining area. First floor: Master bedroom with dressing room and en-suite shower room with WC, wash basin set in a vanity unit and electric mirror. Bedrooms two, three and four are all generously proportioned double bedrooms all with high vaulted ceilings. Family bathroom with a full suite of bath with overhead shower, wash basin set in a vanity unit, WC, electric mirror, chrome towel radiator and tiling to the wall and floors. Oak staircase and gallery landing.

- BESPOKE DEVELOPMENT IN THIS SOUGHT AFTER LOCATION
- MASTER BEDROOM WITH DRESSING ROOM & EN SUITE
- LARGE DOUBLE-WIDTH CAR PORT
- HIGH SPECIFICATION THROUGHOUT
- HIGH VALUED CEILINGS
- LANDSCAPED GARDEN
- DOWNSTAIRS WC
- LOUNGE WITH FRENCH DOORS





OUTSIDE

Double garage with electric door. To the rear is a garden area with lawn and Indian stone patio.

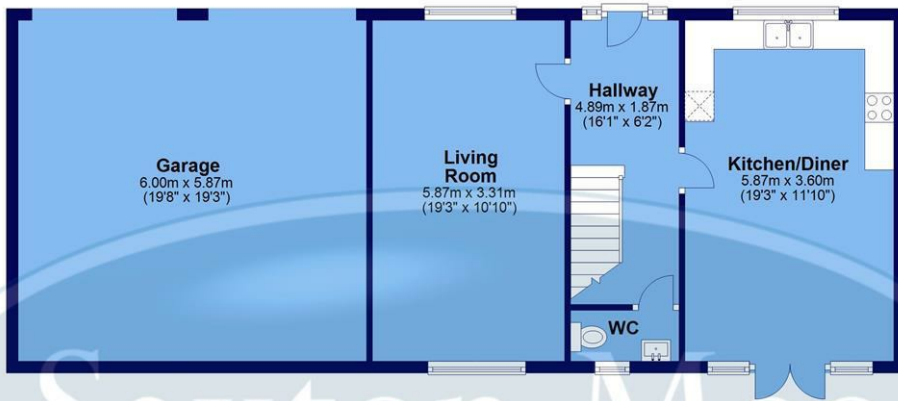
LOCATION

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.

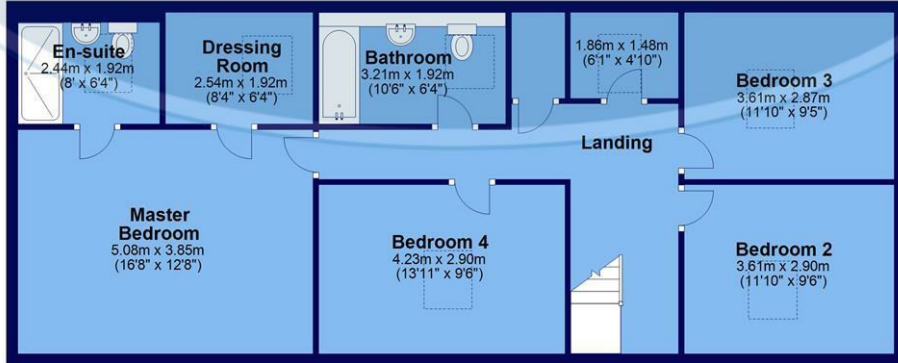
Ground Floor

Approx. 88.5 sq. metres (952.1 sq. feet)



First Floor

Approx. 88.5 sq. metres (952.1 sq. feet)



Total area: approx. 176.9 sq. metres (1904.2 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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