



The Square

Harley, Rotherham, S62 7UG

Asking Price £220,000 - £220,000



- 2 DOUBLE BED STONE COTTAGE
- EXTENDED TO CREATE A BEAUTIFUL OPEN PLAN LIVING SPACE
- ENSUITE TO BOTH BEDROOMS
- OFF ROAD PARKING ON DRIVEWAY
- RECENT NEW ROOF
- PICTURESQUE VILLAGE LOCATION
- STYLISH KITCHEN WITH INTEGRATED APPLIANCES
- LOW MAINTENANCE, SIZEABLE COURTYARD
- CELLAR FOR EXTRA STORAGE
- GOOD COMMUTER LOCATION

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Imagine the best of both worlds, character meets modern in this stylish, extended, 2 double bed stone cottage located in the picturesque village of Harley, Rotherham. Situated in The Square, this property boasts a delightful setting perfect for those seeking a peaceful retreat, a stones throw from the local countryside and on the periphery of the Wentworth Estate, a short amble to a local playground, close to an array of amenities, only minutes away from the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham.

As you step inside, you are greeted by a sumptuous open plan living space offering ample space for relaxation or entertainment and creating a great family hub. Imagine cozy evenings by the log burner, creating a snug ambiance during the colder months. The stylish decor flows seamlessly throughout the property, creating a sleek yet welcoming atmosphere. This beautiful cottage features a sleek gloss breakfast kitchen with an array of integrated appliances, additional office space perfect if you work from home, two bedrooms, both double in size and both featuring contemporary and convenient ensembles and a low maintenance, Indian stone courtyard to soak up the sunshine.

Don't miss the opportunity to make this stunning cottage your own. Book a viewing today and experience the stylish specification and charming character that this property has to offer.

LIVING ROOM

12'4" x 11'3" (3.78 x 3.44)

An impressive open plan living area, opening out into the dining area creating a great family/entertaining space, boasting a charming log burner on a stone hearth with natural tiling around creating a great focal point to the room and cosy feel in the wintry months, also comprising wall mounted Victorian style radiator, oak laminate flooring, inset spotlights and aerial point.

DINING ROOM

11'2" x 10'2" (3.42 x 3.1)

A generously sized, formal dining area, drenched in natural light through two Velux windows, further uPVC window and French doors with anti pick locks opening out onto the courtyard, also used as an entrance so doubles up as a cloak room area if desired, comprising oak laminate flooring, inset spots, vertical grey radiator and archway opening out into the living room.

BREAKFAST KITCHEN

12'0" x 11'2" (3.66 x 3.42)

A beautiful country style, modern kitchen, hosting an array of cream gloss wall and base units providing plenty of storage space, wood effect work surfaces, large matching island/breakfast bar, inset stainless steel sink with instant hot water tap, inset stainless steel 4 ring gas hob with stainless steel extractor hood above, two integrated Bosch ovens, integrated tall fridge/freezer, microwave, dishwasher and wine cooler, wall mounted vertical grey radiator, inset spotlights, laminate flooring and uPVC window. Oak doors lead to the office, cellar and stairway to top floor.

OFFICE/UTILITY ROOM

11'8" x 4'8" (3.57 x 1.43)

A perfect space if you work from home or a handy additional utility space, flooded in natural light through three skylights, comprising cream gloss base units, Oak work surfaces, under counter space and plumbing for washing machine, laminate flooring, inset spotlights, wall mounted vertical black radiator, wall mounted housed combi boiler, aerial point, telephone point, CCTV set up and glazed uPVC anti pick door leading to the rear entrance.

CELLAR

12'0" x 11'2" (3.68 x 3.42)

Offering that extra storage we call crave, damp proofed, plastered and featuring inset spotlights, sockets and plumbing for a washing machine.

BEDROOM 1

12'5" x 11'6" (3.79 x 3.53)

A large double bedroom hosting oak flooring, wall mounted radiator, inset spots and uPVC window with some great views over the surrounding fields.

ENSUITE

A slick ensuite, tiled in grey slate effect tiling, featuring a luxurious deep soaking Japanese bath, Japanese wall mounted toilet, corner sink, tiled wood effect flooring, extractor fan, shaver point and inset spotlights.

BEDROOM 2

12'2" x 11'10" (3.71 x 3.61)

A further good sized double bedroom, comprising oak flooring, wall mounted radiator, inset spots and uPVC window.

ENSUITE

A further contemporary ensuite, fully tiled in natural tones, comprising corner glass shower cubicle with plumbed in shower, low flush WC, wall mounted ceramic sink, wall mounted chrome heated towel rail, wood effect tiled flooring, extractor fan, shaver point and inset spots.

EXTERIOR

The property hosts a sizeable, fully enclosed, low maintenance Indian stone courtyard, perfect for entertaining in the summer months, offering outdoor lighting, sockets, tap and wood store. Through gates, which can be opened to use the garden for more parking if desired, is a gravelled driveway offering that much sought after off road parking.

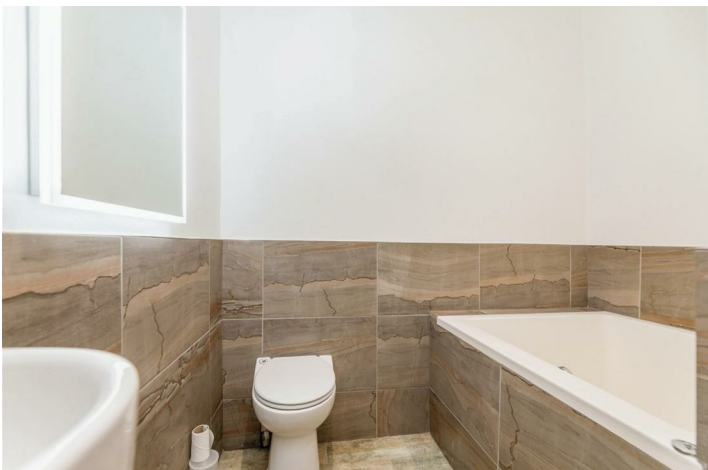
Floorplan



Total floor area 89.7 m² (966 sq.ft.) approx

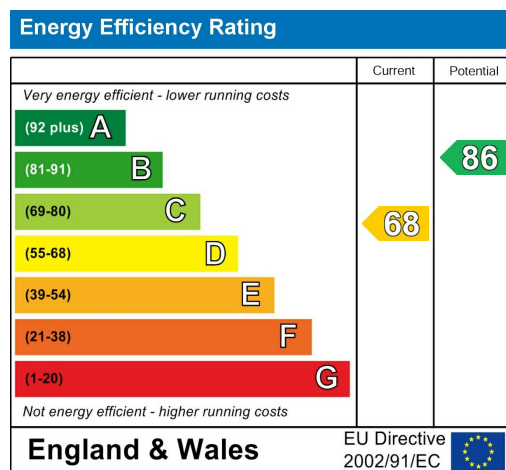
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







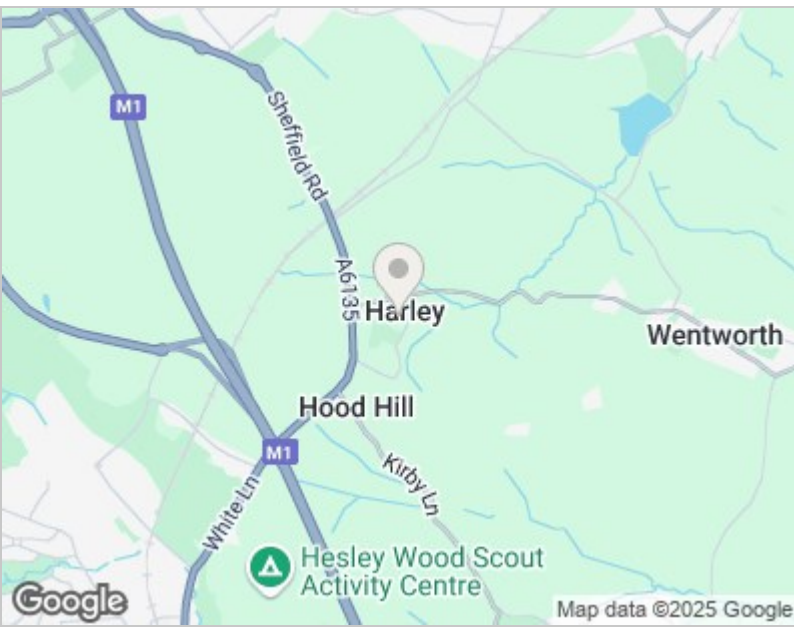
Energy Efficiency Graph



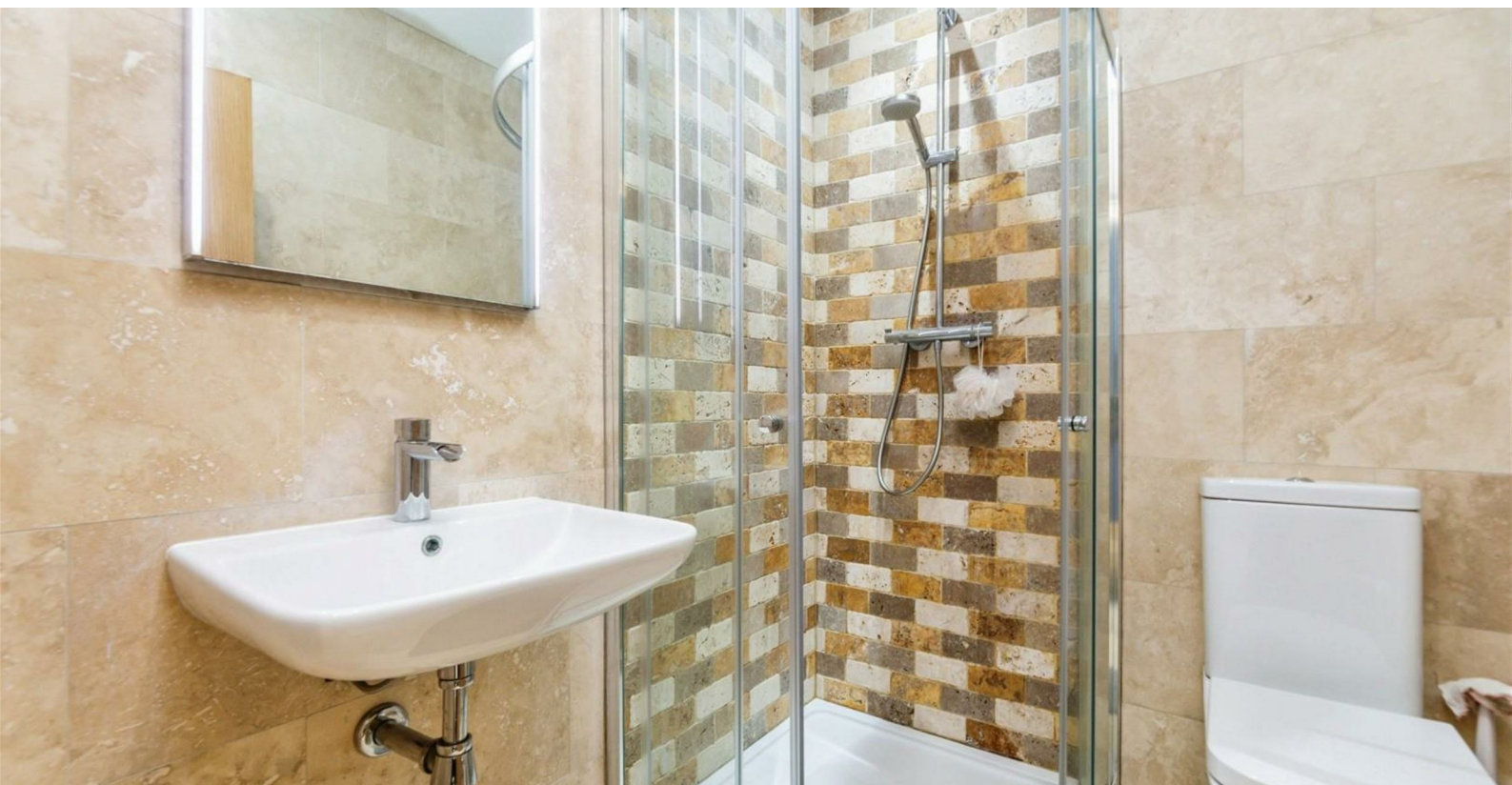
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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