



36 Northlands, Harthill, Sheffield, S26 7XZ

Offers In The Region Of £250,000

A viewing is highly recommended of this three bedroomed semi detached property, situated on a quiet cul de sac location with field views to rear. Comprising of lounge, dining room, kitchen with integrated over, hob and extractor fan, three bedrooms and four piece bathroom suite with separate shower cubicle. Front driveway to garage, front and rear gardens with views over looking fields. Located on a quiet suburb of the village harthill, Sheffield, with transport networks to Sheffield, Rotherham, local Schools, Shops and amenities. NO VENDOR CHAIN

Entrance Hallway



UPVC double glazed door opens to entrance hallway, with front UPVC window, doors leading to lounge & dining room, kitchen and understairs storage cupboard with a UPVC side window. Central heating radiator.

Lounge 13'11" x 10'8" (4.25m x 3.26m)



Front UPVC window, central heating radiator and fire surround with decorative fire set on marble hearth. Archway opens to dining room.

Dining Room 9'8" x 9'6" (2.95m x 2.90m)



Rear UPVC window, central heating radiator.

Kitchen 9'7" x 8'8" (2.94m x 2.66m)



Fitted kitchen with base and wall units with work

surfaces, integrated oven, hob and extractor fan and stainless steel sink unit. Space for fridge/ Freezer. Central heating radiator, UPVC rear window and rear UPVC door.

First Floor

Stairs rise to first floor landing, with side UPVC window, loft hatch to boarded loft access which has pull down ladder, power and lighting. Doors to three bedrooms and bathroom.

Bedroom One 14'4" x 9'0" (4.39m x 2.75m)



Front UPVC window, central heating radiator and built in wardrobes to one wall.

Bedroom Two 11'0" x 9'7" (3.36m x 2.94m)



Rear UPVC window, central heating radiator and storage cupboard.

Bedroom Three 7'2" x 6'3" (2.20m x 1.91m)



Front UPVC window, central heating radiator and built in wardrobes.

Bathroom 7'1" x 6'11" (2.18m x 2.11m)



<https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website

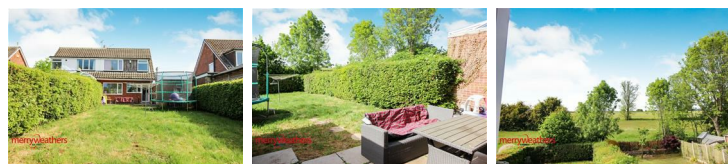
<https://www.groundstability.com/public/web/home.xhtml>

Fully tiled, four piece bathroom suite in white, comprising on bath, separate shower cubicle, low flush W.C. and sink unit. Heated towel rail and rear UPVC rear window.

Garage

Attached garage with electric roller shutter doors, plumbing and space for washing machine and dryer, rear door with access to rear garden and built in W.C.

Outside



Front garden laid to lawn with side driveway leading to garage and front path to front door. Private Rear garden with views overlooking fields. Rear garden mainly laid to lawn with fencing and hedging, with door leading to garage.

Material Information

Council Tax Band B

Tenure Freehold

Property Type Three bedroomed semi detached

Construction type Brick built

Heating Type Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Gas central heating

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Drive & Garage

Building safety N/A

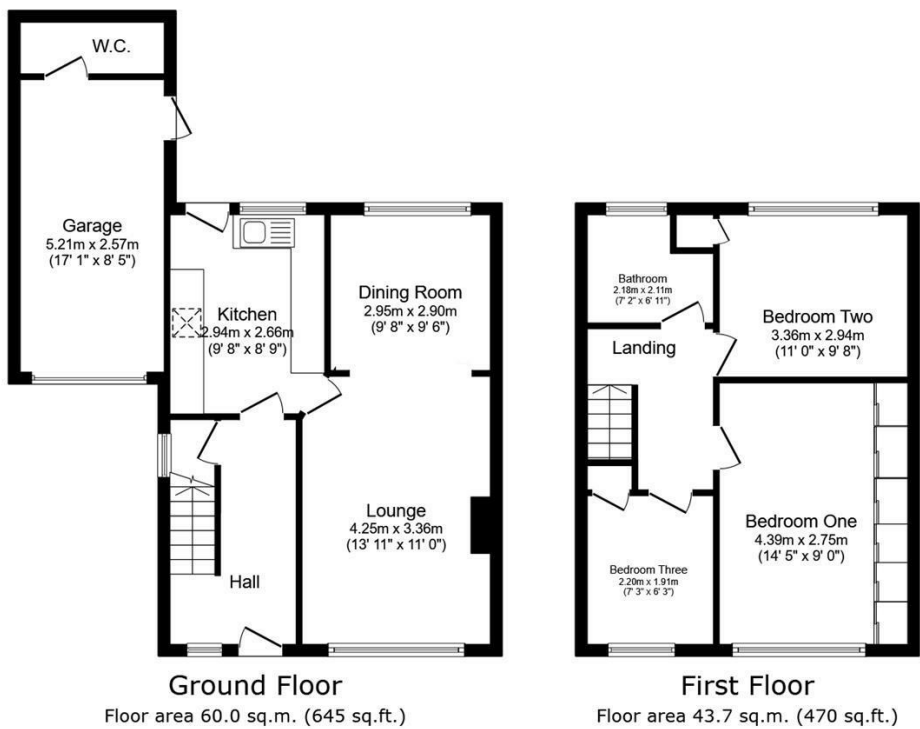
Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Floor Plan



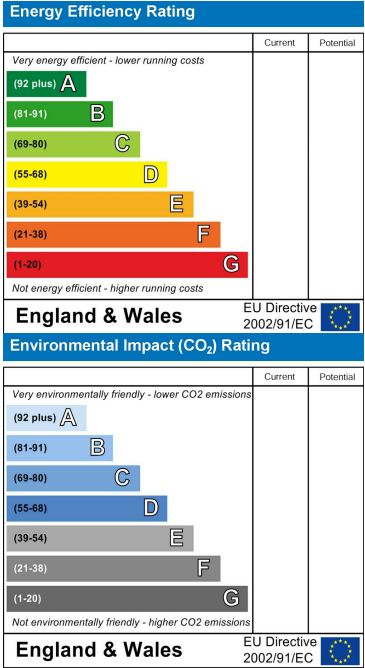
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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