



94 Union Street | Harthill | Sheffield | S26 7YH

Guide Price £550,000 to £595,000

Bell & Co Estates are delighted to bring to the market this beautiful four-bedroom detached cottage, situated in the highly sought-after and picturesque village of Harthill. Bursting with character and charm, this stunning home is perfectly positioned within a village that offers excellent access to surrounding towns and villages, along with convenient motorway links. This is a property that truly deserves your time and attention to fully appreciate everything it has to offer. In brief, the accommodation comprises a bright and airy entrance hall, leading through to a spacious sunroom featuring an electric log burner and doors opening out onto the enclosed garden. There is also a separate, cosy lounge, complete with a further log-burning fire, creating a warm and inviting space. Flowing seamlessly through the ground floor is an open-plan dining room and modern kitchen, fitted with integrated appliances and a breakfast bar, ideal for both family life and entertaining. This continues into a separate utility room, enhanced by a stunning exposed brick feature wall, along with a convenient ground floor WC. The property also benefits from a large tandem garage, currently utilised as a 'man cave', complete with its own en-suite featuring a walk-in shower, wash basin and WC. To the first floor, the master bedroom offers walk-in wardrobes, an en-suite shower room and access to the rooftop garden. There are three further well-proportioned bedrooms, an additional en-suite, and a beautifully appointed family bathroom featuring a freestanding bath, wash basin and WC. To the opposite side of the upper floor is a fantastic games room, complete with bar, games tables and a sitting area, again leading out onto the rooftop garden — an ideal space for entertaining family and friends. Both garden areas provide private, tranquil outdoor spaces, perfect for enjoying a morning coffee or hosting gatherings with loved ones. The property has been thoughtfully updated over the last three years, creating a character-filled yet modern family home.



GROUND FLOOR
1396 sq.ft. (129.7 sq.m.) approx.

1ST FLOOR
1131 sq.ft. (105.1 sq.m.) approx.



TOTAL FLOOR AREA : 2527 sq.ft. (234.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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94, Union Street
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Energy rating

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Valid until

14 June 2025

Certificate number

0248-7072-7236-3155-2940

Property type

Detached house

Total floor area

194 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements