



## 21 Woodall Lane | Harthill | Sheffield | S26 7YQ

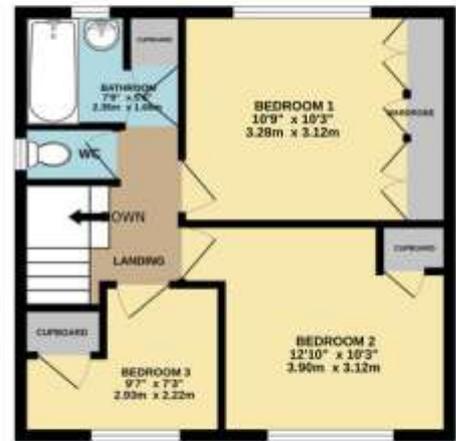
£210,000

Bell & Co Estates are truly delighted to present this charming and character-filled three-bedroom semi-detached home, offered to the market with no chain. Upon entering, you are welcomed by a spacious entrance hallway which sets the tone for the rest of the property. To the front sits a bright and inviting reception room, enjoying open views across the park and fields opposite. In addition, there are two further reception rooms. Whether utilised as a formal dining room, cosy snug, home office, playroom or additional sitting room. The fitted kitchen is well-proportioned along with a useful pantry for added practicality. From here, a rear door leads into the attached outbuilding area, which includes a WC and two separate storage rooms. Upstairs, are three well-sized bedrooms, all benefiting from built-in cupboard and wardrobe space. The family bathroom is fitted with a shower over bath, wash basin and WC, complemented by an additional airing cupboard. Externally, the home enjoys beautiful outdoor space to both the front and rear. The front garden is open and welcoming, overlooking the green park area and rolling fields beyond. To the rear, the garden is a true highlight; lovingly maintained and filled with mature shrubs, flowering plants and established trees. A lawned area is perfectly complemented by a patio space ideal for outdoor dining. There is also side access to the detached garage, with additional parking available to the rear of the property. Situated within close proximity to local amenities, well-regarded schools and transport links, call Bell & Co Estates now to arrange your viewing!



GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.

1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1098 sq.ft. (102.0 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.  
Made with Metapic ©2025

## Contact Details

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

www.bellcoestates.com  
info@bellcoestates.com  
03333 580590

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