





# 40 PRYOR MEDE

## SHEFFIELD, S26 7YB

## £325,000

## FREEHOLD

Extended, Affordable Four Bedroomed Family Home In This Sought-After Location

Properties of this size and style rarely come to market in Harthill at such an affordable price, making this extended four-bedroom semi-detached home an excellent opportunity for families looking for space, comfort and convenience. Having Oak doors throughout. Upon entering the property, you are welcomed by a spacious entrance hall leading to a comfortable lounge, a useful utility room and a downstairs cloakroom. The impressive kitchen is fitted with modern high-gloss units and a range of integrated appliances, including a dishwasher, fridge, freezer, oven, microwave and electric hob. A central island with additional drawers and a wine rack provides both practical storage and the perfect space for entertaining. Bi-folding doors open directly onto the rear garden, creating a wonderful connection between indoor and outdoor living. Upstairs, the property offers four good-sized bedrooms, with the master bedroom benefiting from its own en-suite shower room. A family bathroom serves the remaining bedrooms.Externally, the front of the property features a resin driveway providing ample off-road parking. Side access leads to the rear garden, which is mainly laid to lawn and features two patio areas, ideal for outdoor dining, relaxing and entertaining family and friends. A fantastic additional feature is the summer house, complete with electricity and internet connectivity, making it ideal for a home office, hobby room or additional leisure space. Location is another key benefit, with Harthill Ponds, local amenities and schools all within a short walk, making this an appealing choice for families seeking a village lifestyle with everyday conveniences close at hand. BOOK A VIEWING NOW - DO NOT MISS OUT

Sue Furniss

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• Extended Affordable Four Bedroomed Semi Detached House • Situated In The Heart Of Harthill • Easy Access To The Motorway Network • Kitchen With Comprehensive Range Of Units And Integrated Appliances • Bi-Fold Doors Lead Onto The Rear Garden And Patio Areas • Summer House With Electric And Internet • Master Bedroom With En Suite • Utility Room And Downstairs Cloakroom • Local Amenities And Schools • BOOK A VIEWING NOW - DO NOT MISS OUT





**Entrance Hall**

With composite door leading into the spacious entrance hall. Stairs rise to the first floor landing having oak staircase and balustrades. Wooden flooring, two useful storage cupboards, wall panelling and central heating radiator.

**Lounge**

A cosy lounge with two windows allowing extra natural light, a feature fireplace, spot lights to the ceiling, two central heating radiators and wooden flooring.

**Dining Kitchen**

A good sized dining kitchen with light grey high gloss wall and base units with complimentary work surfaces over. There is an Island to the centre of the kitchen having drawers and built in wine rack. Integrated appliances include oven, microwave, electric hob with extractor over, dish washer, built in fridge freezer and one and a half bowl sink unit with mixer tap. The bi folding doors open onto the large rear garden and patio areas. Wooden flooring.

**Utility Room**

Briefly comprising of base units with complimentary work surfaces over and ceramic one and a half bowl sink unit with mixer tap. Spot lights to the ceiling and central heating radiator.

**Downstairs Cloakroom**

Having close coupled WC and vanity with wash hand basin. Partly tiled walls and wooden flooring. Spot lights to the ceiling.

**Rear Entrance**

A composite door to the rear leads into a rear entrance which is perfect for coats, shoes and also has wooden flooring.

**First Floor Landing**

Stairs rise to the first floor landing. There is access to the loft space.

**Master Bedroom**

A good sized bedroom having fitted mirrored sliding door wardrobes, window overlooking the rear and central heating radiator.

**En Suite Shower Room**

Fitted with a. Shower cubicle with Rain shower, close coupled WC and wash hand basin, fully tiled and heated towel rail.

**Bedroom Two**

With window overlooking the front and central heating radiator.

**Bedroom Three**

With window overlooking the front and central heating radiator.

**Bedroom Four**

With panelling to one wall, window overlooking the front and central heating radiator.

**Family Bathroom**

A good sized family bathroom briefly comprising of panelled bath with Rain shower over and glass shower screen, low flush WC and wash hand basin, fully tiled and

having spot lights to the ceiling.

**Outside**

To the front of the property is a resin driveway providing ample off road parking. To the side is a gate which leads onto the good sized rear garden. The garden is mainly laid to lawn, has two patio areas which are perfect for entertaining. There is a Summer House which has electric and internet.

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## ADDITIONAL INFORMATION

**Local Authority** – Rotherham

**Council Tax** – Band A

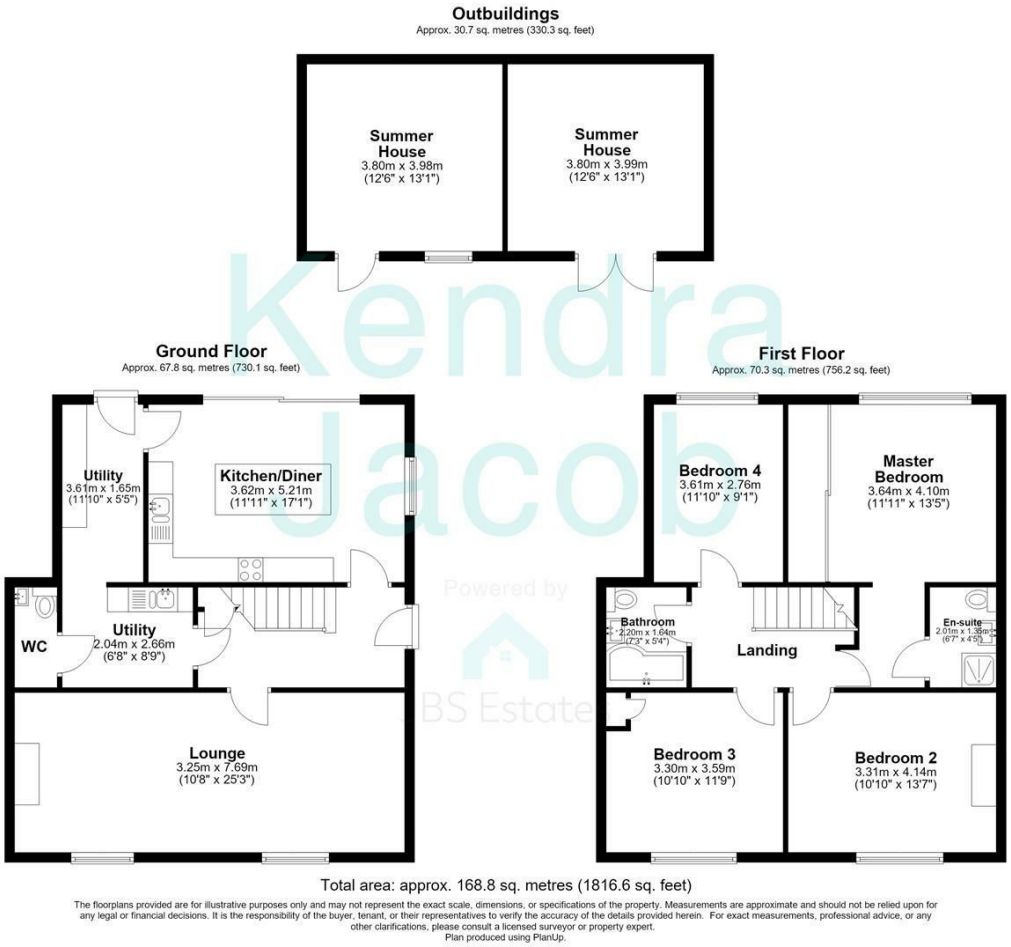
**Viewings** – By Appointment Only

**Floor Area** – 1816.60 sq ft

**Tenure** – Freehold

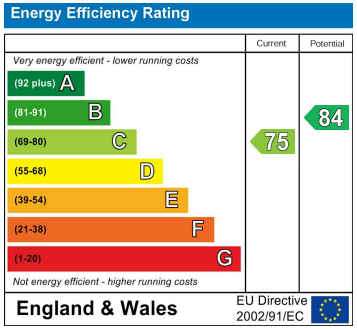













Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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