



The Little Coach House, 39A Dowcarr Lane, Woodall Nr Harthill, Sheffield,

Saxton Mee

39A Dowcarr Lane Woodall Nr Harthill

Offers Around

£260,000

Delightfully situated in this very popular small hamlet, close to Harthill and mentioned in the Domesday Book of 1086. This is a new two bedroom, two bathroom conversion which has been very sympathetically undertaken by the current owner to create a delightful character residence fitted out to a high standard, with a lot of attractive features and high insulation and for sale with immediate vacant possession and no chain.

Harthill has good local amenities, shops, pubs, restaurants, public transport and popular picturesque Harthill reservoir. Easy access of the Motorway network.

Superb dining kitchen with a high quality range of units, and excellent range of built in appliances and a central island. Opening through to sitting room with bi-fold doors to outside terrace, bedroom one with bi-fold doors to the front and ensuite shower room, bedroom two with bi-fold doors and built in wardrobes and luxury main bathroom with full suite.

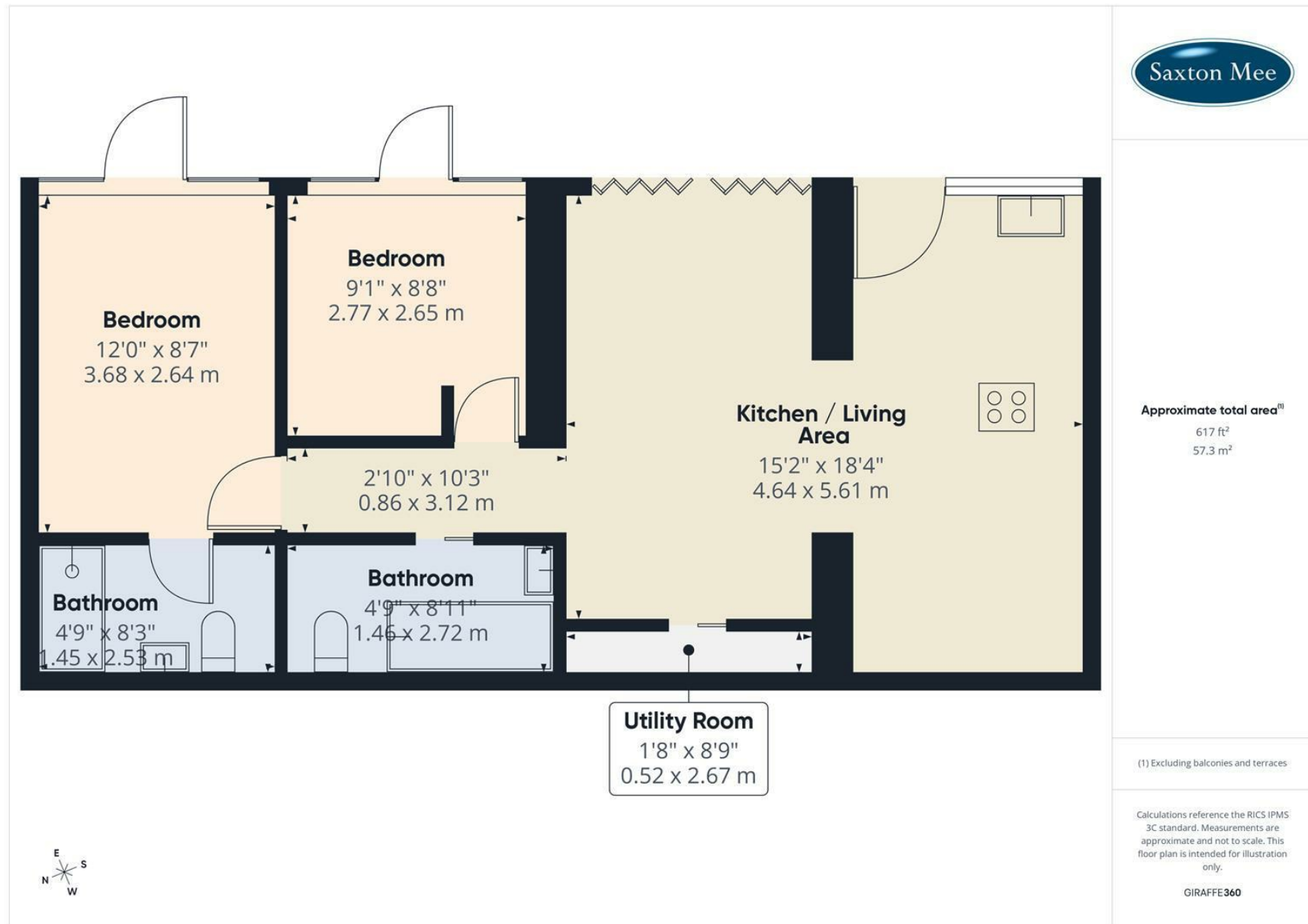
Outside a long driveway and courtyard area providing extensive off-road parking for several cars and good sized garden area.



- Lovely quiet location
- Popular small hamlet close to Harthill
- Two bedroom / Two bathroom new conversion
- Superb dining kitchen with high quality range of units and extensive range of appliances
- Built to a high specification and high insulation
- Extensive off-road parking for several cars and garden area
- Available with immediate vacant possession and no chain
- EPC TBC







While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

