



**2 Hudson Close | Harthill | Sheffield | S26 7WB**

**Guide Price £270,000 to £280,000**

Bell & Co are delighted to present this STUNNING, EXTENDED, THREE Bedroom Semi-Detached home in the sought-after area of HARTHILL. This wonderful property has so much to offer and has been finished to an incredibly high standard. In brief the ground floor comprises of; Entrance Hallway, Downstairs WC, Lounge which overlooks the front of the property, OPEN PLAN Kitchen/SUN-ROOM with stunning units, integrated appliances, sky lights and French Doors opening on to the rear garden. To the first floor, is the Family Shower Room with floor to ceiling tiles, two Double Bedrooms and one further single. The attic has been converted and is currently being used as a FURTHER BEDROOM which is a great space! Outside there is a paved driveway providing ample parking which leads to gates giving access to a large DETACHED GARAGE that has been converted into an OFFICE and UTILITY ROOM. To the rear is an enclosed garden with grass and DECKING AREA. There is also a hot tub that is negotiable within the asking price. Set within the stunning village of Harthill giving you access to local shops, hairdressers, public houses, walks and bus routes and with motorway links a short drive away this property really is in a prime location.

- CONVERTED GARAGE
- STUNNING ENCLOSED REAR GARDEN
- REAR EXTENSION
- SUNROOM
- UNDERFLOOR HEATING
- ATTIC ROOM
- UTILITY & OFFICE



GROUND FLOOR  
135 sq. ft. (124.4 sq. m.) approx.

GROUND FLOOR  
804 sq. ft. (74.4 sq. m.) approx.

1ST FLOOR  
430 sq. ft. (39.8 sq. m.) approx.

2ND FLOOR  
87 sq. ft. (8.1 sq. m.) approx.



TOTAL FLOOR AREA : 1276 sq. ft. (118.6 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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## Contact Details

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2 Hudson Close  
Harthill  
SHEFFIELD  
S26 7WB

Energy rating

**D**

Valid until  
**12 May 2032**

Certificate number  
**0150-2987-4055-2892-2881**

**Property type**

Semi-detached house

**Total floor area**

103 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