

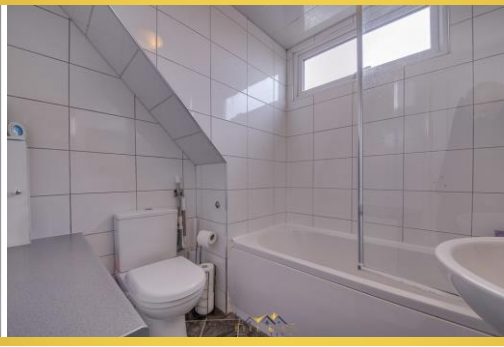


## 12 South Farm Avenue | Harthill | Sheffield | S26 7WY

£220,000

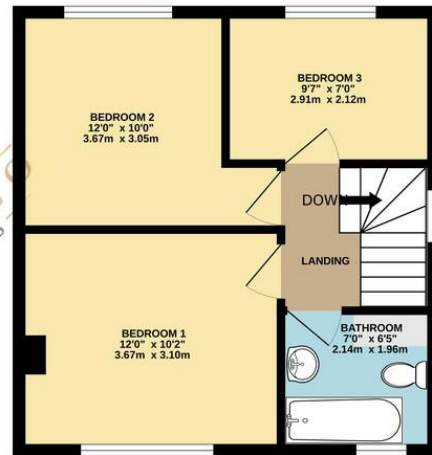
Bell & Co Estates are delighted to present this MODERN, THREE BEDROOM SEMI-DETACHED home, positioned on a quiet cul-de-sac in the sought after village location of Harthill. In brief the property comprises of spacious Entrance Hall with understairs cupboard, OPEN PLAN Lounge and Dining Area with patio doors opening onto the rear patio area. Large fitted Kitchen with plenty of cupboard and worktop space. To the upstairs are TWO, LARGE DOUBLE Bedrooms and one good sized single Bedroom and modern family Bathroom with shower over bath, wash basin and WC. This property has had a lot of renovation works including a re-wire, new boiler and heating system including radiators and new windows and doors throughout. To the front of the property is a grassed area with driveway providing off road parking, to the side is a gate providing access to the rear garden and Detached Garage / Outbuilding. The garden has recently been renovated with a patio area, borders and steps. Close to all local amenities and transport links.

- Three Bedroom Semi Detached
- Modern Throughout
- Completely Renovated
- Open Plan Lounge / Diner
- Large Kitchen
- Three Good Sized Bedrooms
- Private Garden



GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 759 sq.ft. (70.5 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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SHEFFIELD  
S26 7WY

Energy rating

D

Valid until

7 November 2029

Certificate number

8591-7629-6609-3763-1906

Property type

Semi-detached house

Total floor area

74 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