



96 Union Street | Harthill | Sheffield | S26 7YH

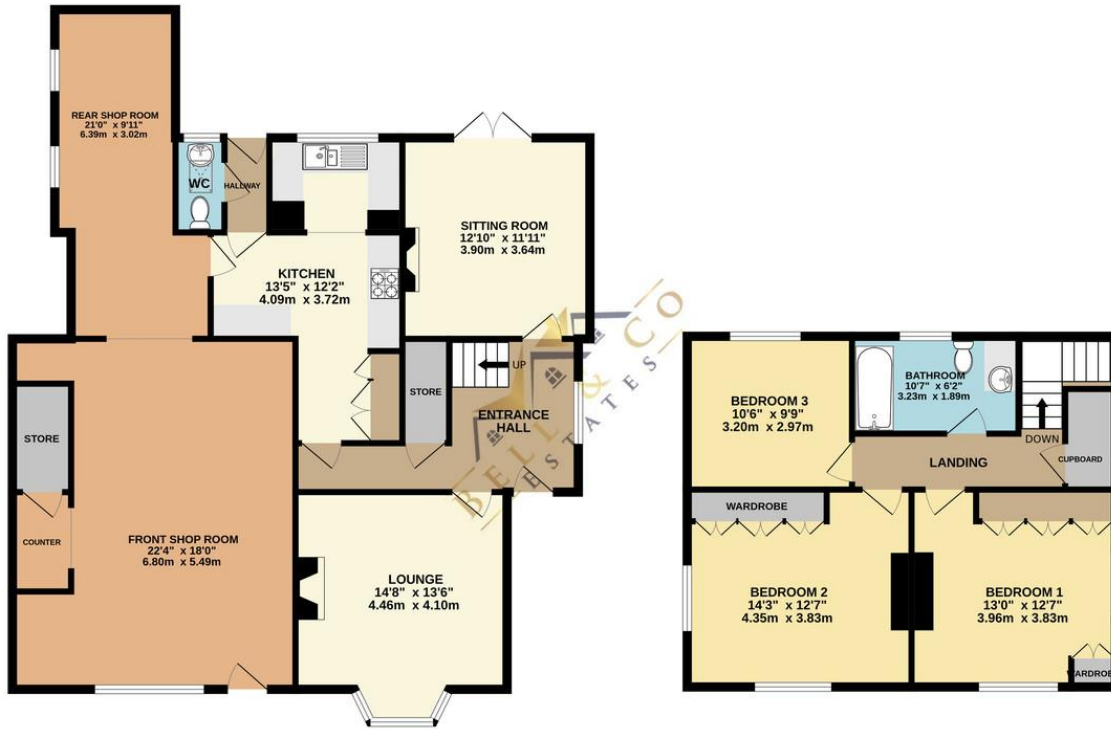
Guide Price £350,000 to £375,000

Bell & Co Estates are delighted to present this bespoke charming three-bedroom detached property located in the heart of Harthill. The entrance hallway sets a welcoming tone, complete with an understairs storage cupboard for extra convenience. The front-facing lounge is a cozy retreat, featuring a log burner perfect for those chilly evenings. The second reception room opens out onto the rear patio through French doors, providing a light-filled space ideal for relaxation or entertaining. The modern fitted kitchen offers ample cupboard and worktop space, complete with integrated appliances and large windows that allow light to flood in. The ground floor also boasts a downstairs WC and access to a spacious office area, which could easily be transformed into an annex or integrated back into the main property thanks to stud walls. Upstairs, there are three generously sized bedrooms. Two of these come with fitted wardrobes and dual aspect windows, making them bright and airy. The family bathroom includes a shower over bath, wash basin, and WC. Additional storage is available on the landing, adding practicality to the space. To the front of the property, on-road parking is available, along with a side gate leading to the rear. The rear of the property features three outbuildings, including a potting shed, offering flexible storage options. There's also a gated driveway, a grassed area, and plenty of room for gardening or outdoor activities.



GROUND FLOOR
1232 sq.ft. (114.5 sq.m.) approx.

1ST FLOOR
597 sq.ft. (55.4 sq.m.) approx.



Contact Details

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96, Union Street
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SHEFFIELD
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Energy rating

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Valid until
28 May 2028

Certificate number
2318-9021-7295-5388-3960

Property type Detached house

Total floor area 180 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