



2 Casson Drive | Harthill | Sheffield | S26 7WA

Guide Price £240,000 to £250,000

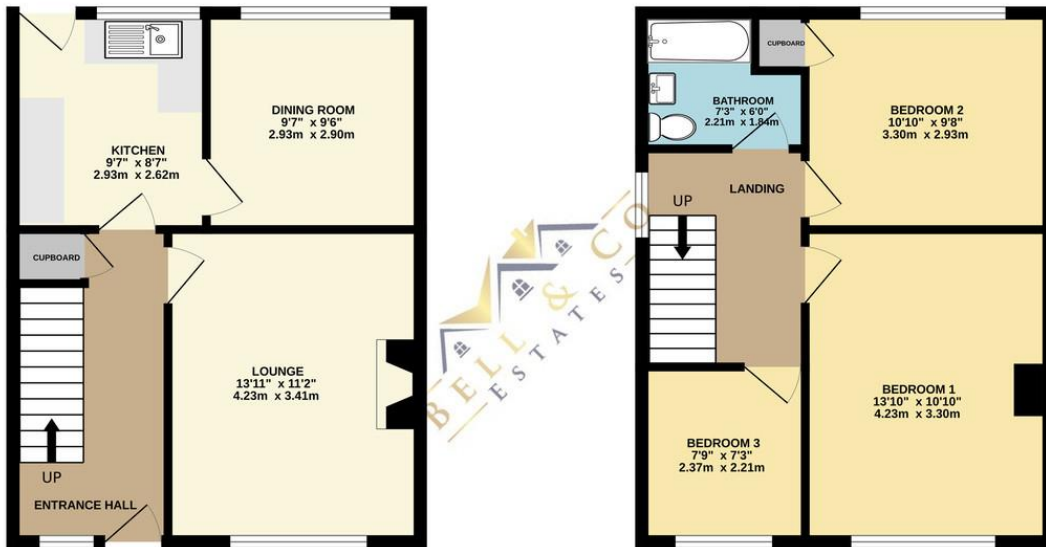
Bell & Co Estates are delighted to present to the market this three bedroom semi-detached home situated on a spacious corner plot within the sought after village location of Harthill. In brief the property comprises of welcoming entrance hallway leading to the main living areas. The fitted kitchen offers ample storage and workspace, with convenient access to the rear of the property. The lounge diner is a bright and airy space flooded with natural light, perfect for family living and entertaining. To the upstairs are three well-proportioned bedrooms offering flexibility for a growing family and a family bathroom. To the outside the property is positioned on a well proportioned plot with gardens primarily laid to lawn to both the front and side with patio area to the rear ideal for outdoor entertaining along with a double detached garage and off road parking for multiple vehicles. Conveniently located close to local amenities, schools and transport links this home is in a great location.

- No Chain
- Three Bedroom Semi-Detached
- Sought-After Village Location
- Corner Plot
- Large Lounge / Diner
- Family Bathroom
- Off Road Parking



GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.1 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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2 Casson Drive
Harthill
SHEFFIELD
S26 7WA

Energy rating

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Valid until

30 November 2032

Certificate number

8312-5822-7059-0449-8202

Property type

Semi-detached house

Total floor area

89 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