



Hard Lane Harthill Sheffield S26 7YH
Price £425,000

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**** ESTIMATED COMPLETION WINTER 2023 **** North Farm Mews at Harthill by Holman Property Developments is an exclusive collection of just seven individual brand new homes, finished to an exceptional standard with luxury fittings throughout and having a 10 year premier guarantee for added piece of mind. Originally built in 1720 Old North Farm will be lovingly restored to the highest quality whilst also providing a sympathetic range of barn-style new build homes. Plot 1 is a spacious semi-detached family home with three double bedrooms, two bathrooms and two reception rooms. The accommodation briefly comprises: A welcoming entrance hallway with store cupboard and a door leading into the downstairs cloakroom/W.C. Large family lounge with French doors onto a patio and front facing window. Utility room with built in washing machine and tumble dryer, a range of fitted units and sink with mixer tap and drainer incorporated within the work surface. A bright and spacious kitchen/diner is the hub of this fantastic home with a range of wall, drawer and base units, central island and AEG appliances including a double oven, five ring induction hob, dishwasher, fridge and freezer. Ample space for a dining table and French doors leading onto the garden patio from the dining area. First floor: Three large double bedrooms, with the principal suite enjoying a modern en-suite with large walk in shower, wash hand basin, W.C, towel radiator and tiling to the floor and walls as well as a separate dressing room. The main family bathroom will comprises a full suite of bath and shower over, wash hand basin, W.C, towel radiator and tiling to the floor and walls. Loft space ideal for storage.

- EXECUTIVE NEW BUILD HOMES
- 10 YEAR PREMIER GUARANTEE
- SOUGHT AFTER VILLAGE LOCATION
- SURROUNDED BY OPEN COUNTRYSIDE
- FREEHOLD
- ESTIMATED BUILD COMPLETION WINTER 2023





OUTSIDE

There is a lawned area to the front of the plot with detached garage having power, light and up/over door and one allocated parking space in front. Three visitor parking spaces serve plots 1 & 2. To the rear is a generously proportioned garden with patio, fencing to the borders and mainly laid to lawn.

LOCATION

The property has good access to the amenities of Harthill including public houses, shops and local schooling. The M1/M18 motorway networks and the A57 are easily accessible from the property and provide transport links to Sheffield, Rotherham, Worksop, Nottingham and Leeds. The Rother Valley Country Park, Harthill Reservoir and Gulliver's Valley are also a short drive away.

FIXTURES AND FITTINGS

Subject to reservation the purchaser will have the option to select fixtures and fittings to include kitchens, bathrooms, flooring in wet areas, internal doors and handles etc. Carpets are not included as standard. For further information contact the sole agent Saxton Mee Crookes LTD.

MATERIAL INFORMATION

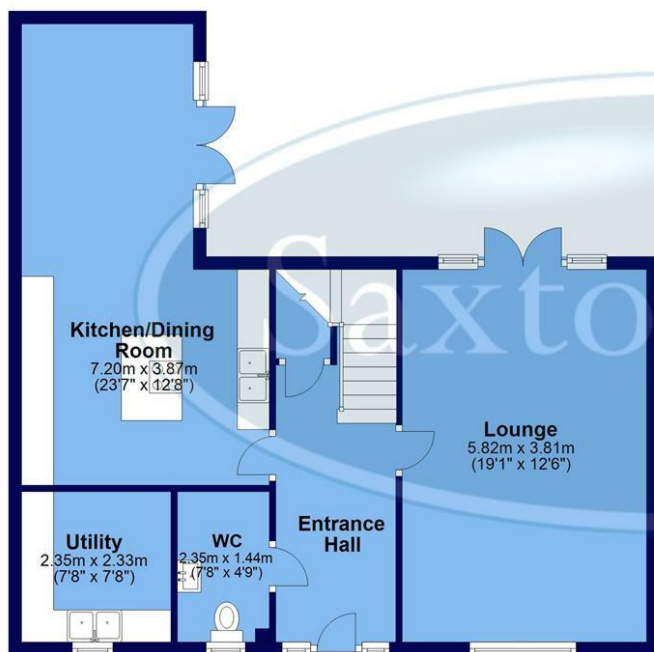
Tenure: Freehold.

Council Tax Band: TBC.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.

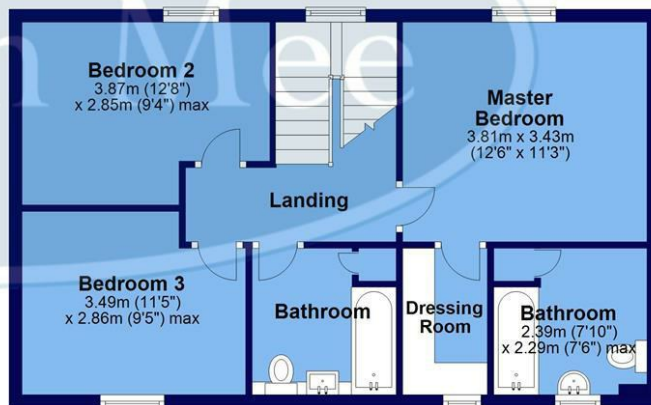
Ground Floor

Approx. 67.0 sq. metres (720.9 sq. feet)



First Floor

Approx. 56.7 sq. metres (610.4 sq. feet)



Total area: approx. 123.7 sq. metres (1331.3 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		