



Hard Lane Harthill Sheffield S26 7WB  
Price £675,000



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Saxton Mee are delighted to work in partnership with Holman Property Developments to introduce for sale this exciting, bespoke development of seven individual 2, 3 and 4 bedroom homes. North Farm Mews is situated in this picturesque location within the sought after area of Harthill.

These stylish and contemporary homes will be finished to an unrivalled specification with high quality fixtures and fittings throughout, as well as gas fired central heating with a high efficiency boiler, uPVC double glazing and a 10-year premier guarantee.

Plot 4 is the largest dwelling at North Farm Mews with over 2,500 square foot of accommodation including four bedrooms and three bathroom the property offers truly exceptional living space. As you enter the house and make your way through the ground floor, you will find the spacious hallway with access to the utility room and downstairs cloakroom/WC. There is a large family lounge and an expansive kitchen and dining room measuring 5.36m x 5.8m. The kitchen has a range of units along with AEG appliances including a double oven, five ring induction hob, dishwasher, fridge and freezer. Central breakfast bar island and further space for a dining table and/or sofa. French doors open onto the garden. The first floor leads way onto a large landing space which gives access to four generous double bedrooms, the principal suite benefits from a dressing room and en-suite shower room. Bedroom two in addition enjoys the extra luxury of an en-suite shower room. Large walk-in store off the landing. Family bathroom with a full suite of bath and shower over, wash basin, WC, towel radiator and full tiling to the wall and floors.

Car port providing two parking spaces. To the rear is a garden area which is mainly laid to lawn with a patio accessed from French doors leading off the kitchen and dining area.

- BRAND NEW DEVELOPMENT IN THIS SOUGHT AFTER LOCATION
- EXCEPTIONAL ACCOMMODATION
- FOUR BEDROOMS/THREE BATHROOMS
- WC & UTILITY
- MASTER BEDROOM WITH DRESSING ROOM & EN SUITE







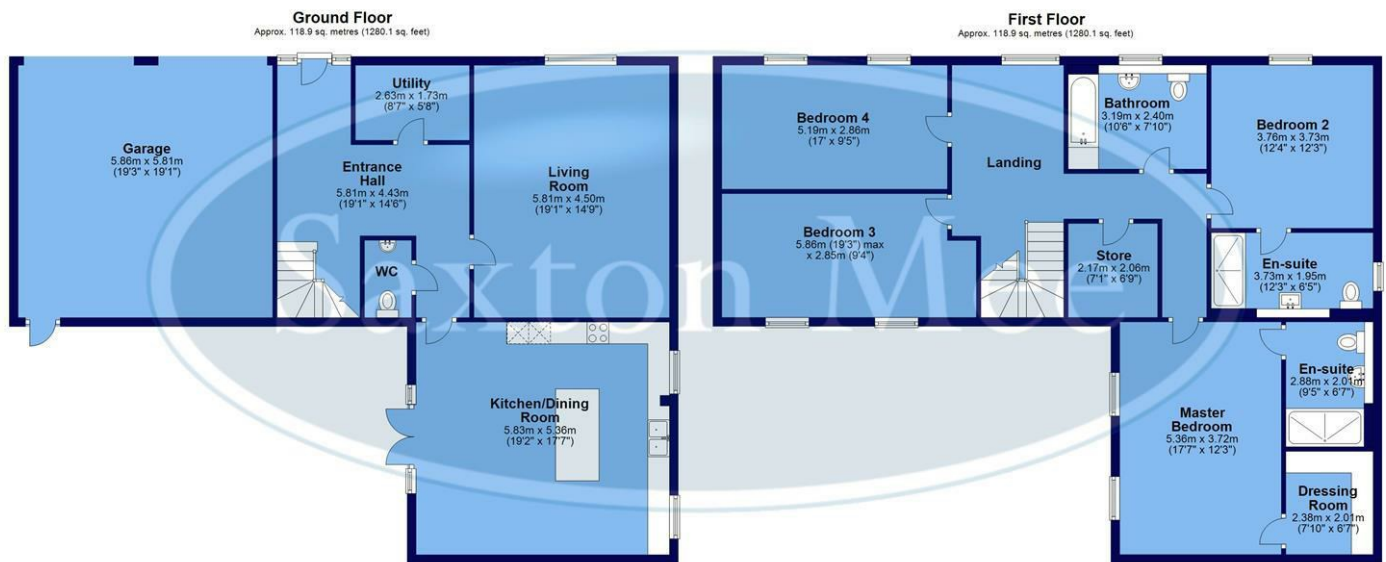
## FIXTURES & FITTINGS

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.

## 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.

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.



Total area: approx. 237.9 sq. metres (2560.3 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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