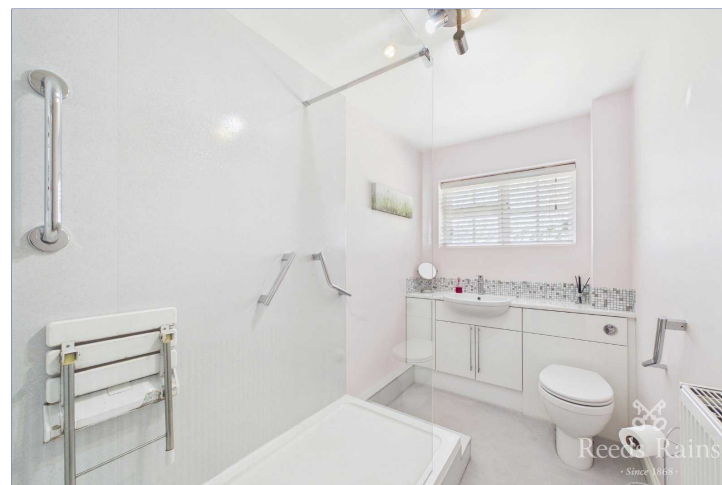
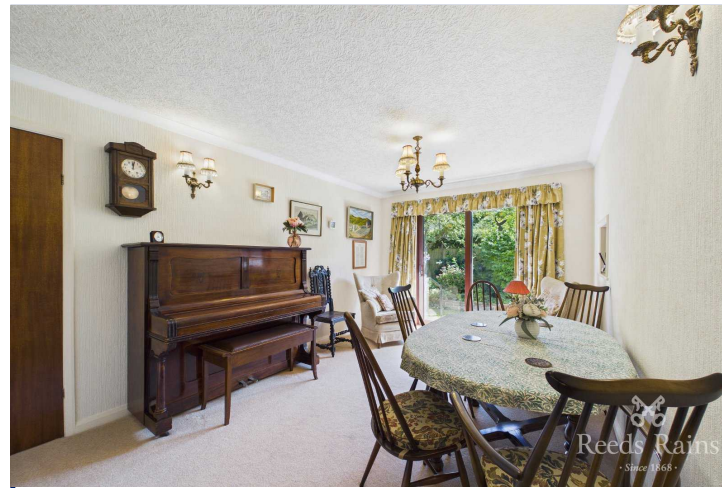




The Hop Inge, Harthill, Sheffield,
South Yorkshire, S26

Asking Price: £375,000
Freehold

Reeds Rains

reedsrains.co.uk

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Asking Price: £375,000 Freehold

Council Tax Band: E
EPC Rating: D

A rare opportunity to acquire this beautifully maintained, architect-designed and extended three-bedroom detached self-build bungalow, ideally positioned on a peaceful cul-de-sac in the highly sought-after village of Harthill. Combining thoughtful design with spacious, versatile accommodation, this unique home is offered to the market with no upward chain.

Entrance Hall

Front-facing entrance door providing access to the bungalow, featuring fitted carpet, a central heating radiator, loft access, and two useful built-in storage cupboards.

Living Room

17'10" x 12'1" (5.44m x 3.68m)
A generously sized, light and airy reception room featuring fitted carpet, two central heating radiators, and a feature gas fireplace, along with a side-facing double glazed window and a front-facing double glazed bow window, allowing plenty of natural light to flood the space.

Kitchen

15'3" x 8'7" (4.65m x 2.62m)
Briefly comprising a range of matching wall and base units, an inset double sink and drainer with mixer tap, complementary splashback tiling, and an integrated Neff electric oven with electric hob and extractor fan over. There is a built-in pantry cupboard, space for a fridge freezer, washing machine and dishwasher, a central heating radiator, fitted carpet, and a rear-facing double glazed window.

Utility Room

8'5" x 4'11" (2.57m x 1.5m)
Having worktop and base unit, space for a tumble dryer, wall mounted boiler and side facing door providing access to the garden.

Cloakroom

A convenient additional W.C. comprising a W.C. and wash hand basin set within a vanity

unit, a heated towel rail, fitted carpet, and a front-facing window.

Dining Room

15'7" x 10'3" (4.75m x 3.12m)
Fitted carpet, central heating radiator and sliding patio door providing access to the rear garden.

Garden Room

12'1" x 9'11" (3.68m x 3.02m)
A wonderful addition to the master bedroom, creating a peaceful space with views over the garden. The room benefits from fitted carpet, a central heating radiator, a rear-facing double-glazed window, and sliding patio doors leading directly to the garden.

Master Bedroom

15'8" x 9'1" (4.78m x 2.77m)
The master bedroom features fitted carpet, a central heating radiator, and an open-plan layout leading into the extended garden room.

Bedroom Two

12'3" x 7'3" (3.73m x 2.2m)
Second bedroom with fitted carpet, central heating radiator, built-in wardrobe, and a rear-facing double-glazed window providing views over the garden.

Bedroom Three

12' x 6'8" (3.66m x 2.03m)
Featuring fitted carpet, a central heating radiator, a built-in wardrobe, and a rear-facing double-glazed window.

Shower Room

12' x 5'8" (3.66m x 1.73m)
Comprising a double shower enclosure with electric shower, fitted seat and grab handles, wash hand basin and W.C. set within a vanity unit, central heating radiator, fitted carpet, and a front-facing secondary glazed window.

Garage

20'2" x 9'10" (6.15m x 3m)

A spacious integral garage featuring an electric remote-controlled up-and-over door, lighting, and power sockets.

Exterior

At the front, the property boasts a resin driveway leading to the garage, a generous landscaped lawned garden, and a pathway offering access to the main entrance and continuing around to the rear garden.

At the rear, the property enjoys a lawned garden with seating areas, raised beds planted with shrubs along the perimeter, outside tap and lighting, and a handy outbuilding providing additional storage space to the side.

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil



For full EPC please contact the branch.

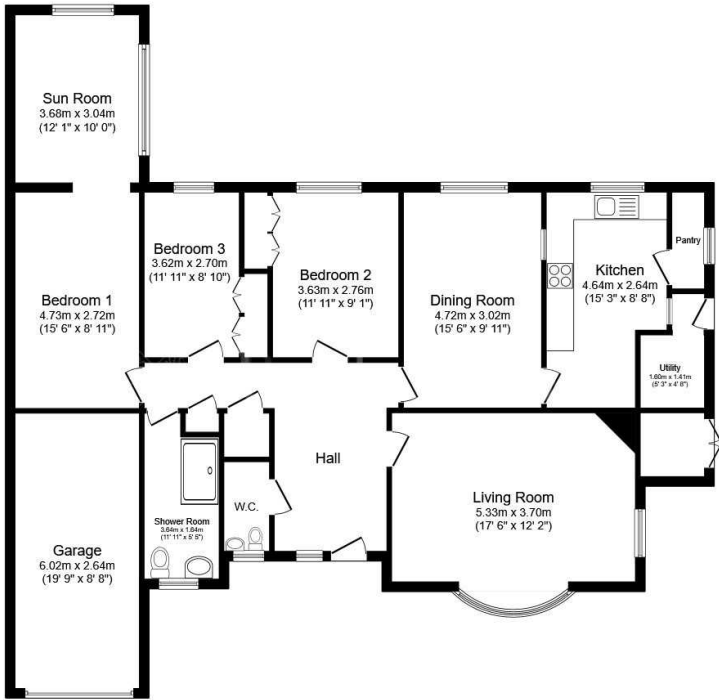
their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



Floor Plan

Total floor area 140.3 sq.m. (1,510 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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