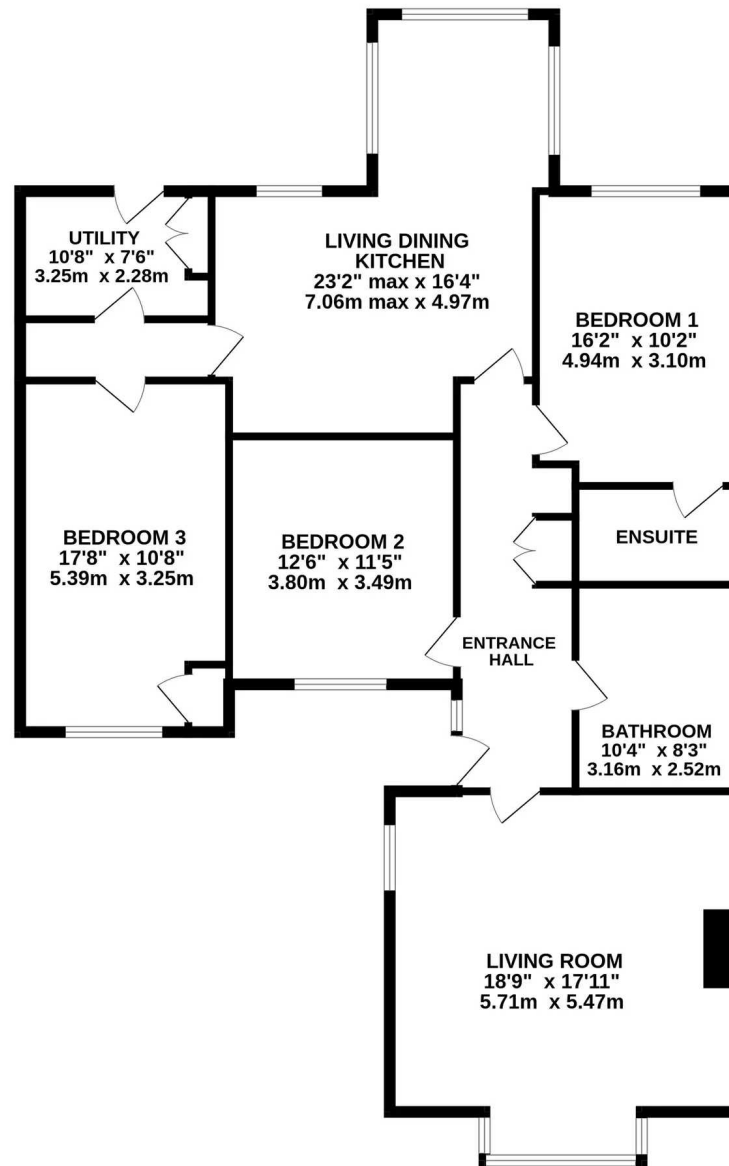




Briarstone, Thurlstone Road, Penistone

Sheffield

Asking Price **£350,000**



THURLSTONE ROAD

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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Thurlstone Road

Penistone, Sheffield

LOCATED JUST A SHORT DISTANCE FROM PENISTONE CENTRE, WE PRESENT THIS EXCELLENTLY PROPORTIONED AND SIGNIFICANTLY EXTENDED DETACHED TRUE BUNGALOW, WHICH HAS RECENTLY UNDERGONE A SCHEME OF MODERNISATION THROUGHOUT. OFFERING A WEALTH OF FLEXIBLE SINGLE STOREY ACCOMMODATION IN A HIGHLY CONVENIENT POSITION, THE HOME OFFERS THE FOLLOWING ACCOMMODATION; Entrance hall, living room, open plan living kitchen, utility, three bedrooms, including bedroom one with en-suite, and house bathroom. There is off street parking to front for numerous vehicles and a low maintenance garden to rear. With centrally located, modern bungalows in such short supply, an early viewing is a must, for this ready to move into single storey home.

- OFF-STREET PARKING FOR NUMEROUS VEHICLES
- LOW MAINTENANCE SOUTH FACING GARDEN
- CLOSE PROXIMITY TO VILLAGE AMENITIES AND PUBLIC TRANSPORTATION
- BEAUTIFULLY UPGRADED
- DETACHED THREE DOUBLE BEDROOM TRUE BUNGALOW





ENTRANCE HALLWAY

Entrance gained via uPVC and obscure glazed door with obscured glazed side panel into entrance hallway. A spacious hallway with two ceiling lights, solid oak wood flooring, coving to the ceiling and central heating radiator. Here we gain access to the following rooms;

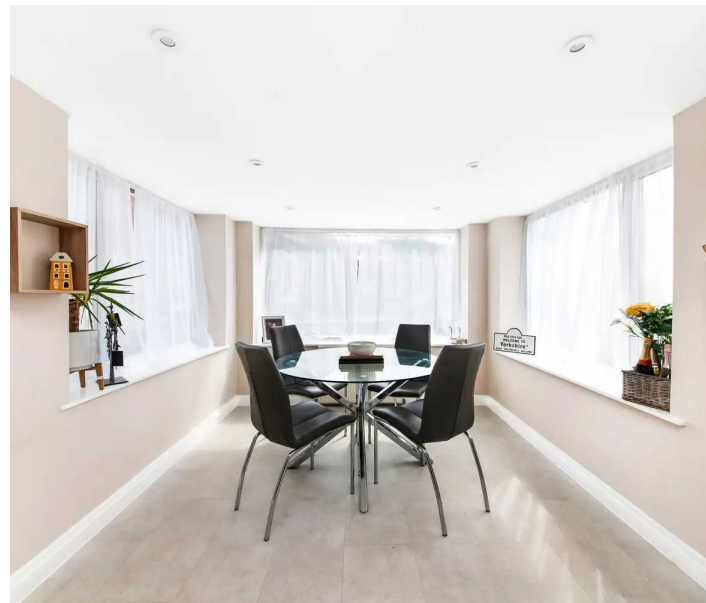
LIVING ROOM

An excellently proportioned principal reception space benefiting from natural light via two aspects with uPVC double glazed window to side and uPVC double glazed bay window to front. The main focal point being an electric fire within wooden ornate surround. There are ceiling lights, coving to the ceiling and two central heating radiators.



LIVING DINING KITCHEN

Incorporating a rear extension to the home this offers a fantastic open plan space with flexibility in usage. The kitchen area has a range of wall and base units in a white shaker style with laminate worktops, tiled splashbacks, integrated electric oven with gas hob and modern extractor fan over, space for fridge/freezer and one and a half bowl sink with mixer tap over. There is ample room for table and chairs if so desired. The kitchen area leads through to a seating space, ideal again for dining furniture or indeed living furniture, giving additional usable reception space. The room is in a L shape configuration and has three ceiling lights, inset ceiling spotlights, part coving to the ceiling, two central heating radiators and four uPVC double glazed windows.





BEDROOM ONE

A fabulous and recently extended principal bedroom with ceiling light, coving to ceiling, central heating radiator and uPVC double glazed window to rear garden. A door gives access to en-suite shower room.

EN-SUITE SHOWER ROOM

Forming part of the recent conversion of the home, comprises a modern two piece white suite in the form of low level W.C, wall mounted basin with chrome mixer tap over and shower cubicle with mains fed chrome mixer shower with folding glazed door. There are inset ceiling spotlights, chrome towel rail/radiator, full tiling to wall, wood effect waterproof vinyl flooring and obscured uPVC double glazed window to side.

BEDROOM TWO

A front facing further double bedroom with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to front.



BEDROOM THREE

A spacious double bedroom with ceiling light, coving to the ceiling, built-in cupboard, access to the loft via a hatch, uPVC double glazed window to front and central heating radiator. Believed to originally have been a garage, this could also be re-converted back into garage if so desired and given necessary consent.

HOUSE BATHROOM

Having been recently upgraded and extended by our current vendors, this very well appointed house bathroom, comprises a three piece suite in the form of low level W.C sitting within vanity unit, basin sitting within a vanity unit with chrome mixer tap over, bath with chrome mixer tap and walk in shower with mains fed chrome mixer shower within. There are inset ceiling spotlights, full tiling to walls, wood effect vinyl waterproof flooring, modern Arezzo Anthracite vertical towel rail/radiator and obscured uPVC double glazed window to side.





OUTSIDE

To the front of the property, a field gate opens on to an imprinted driveway providing off street parking and turning circle with perimeter walling and flower beds. To the rear of the home, there is a south facing, gravelled low maintenance garden with perimeter walling with hard standing space for shed or outdoor seating furniture and an artificial grass area. The property has solar panels installed which are extremely beneficial and generate a great income already to our current vendors and we are informed these will be included within the sale of the home.



ADDITIONAL INFORMATION:

The EPC rating is a C-79 and the Council Tax band is D.

VIEWING:

For an appointment to view, please contact the Penistone office on 01226 762400.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note.

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process, keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality, then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



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