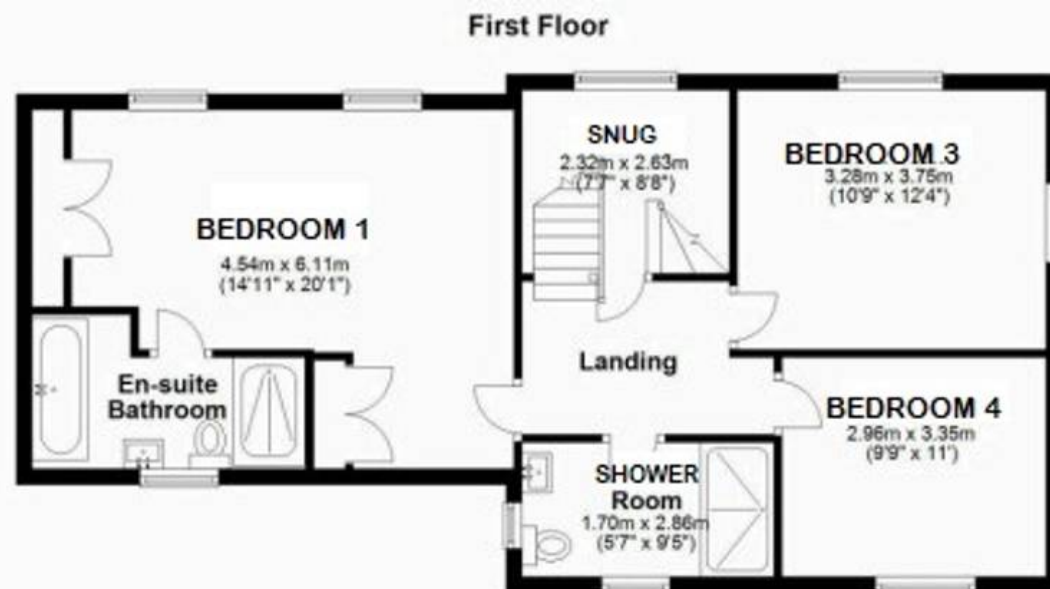
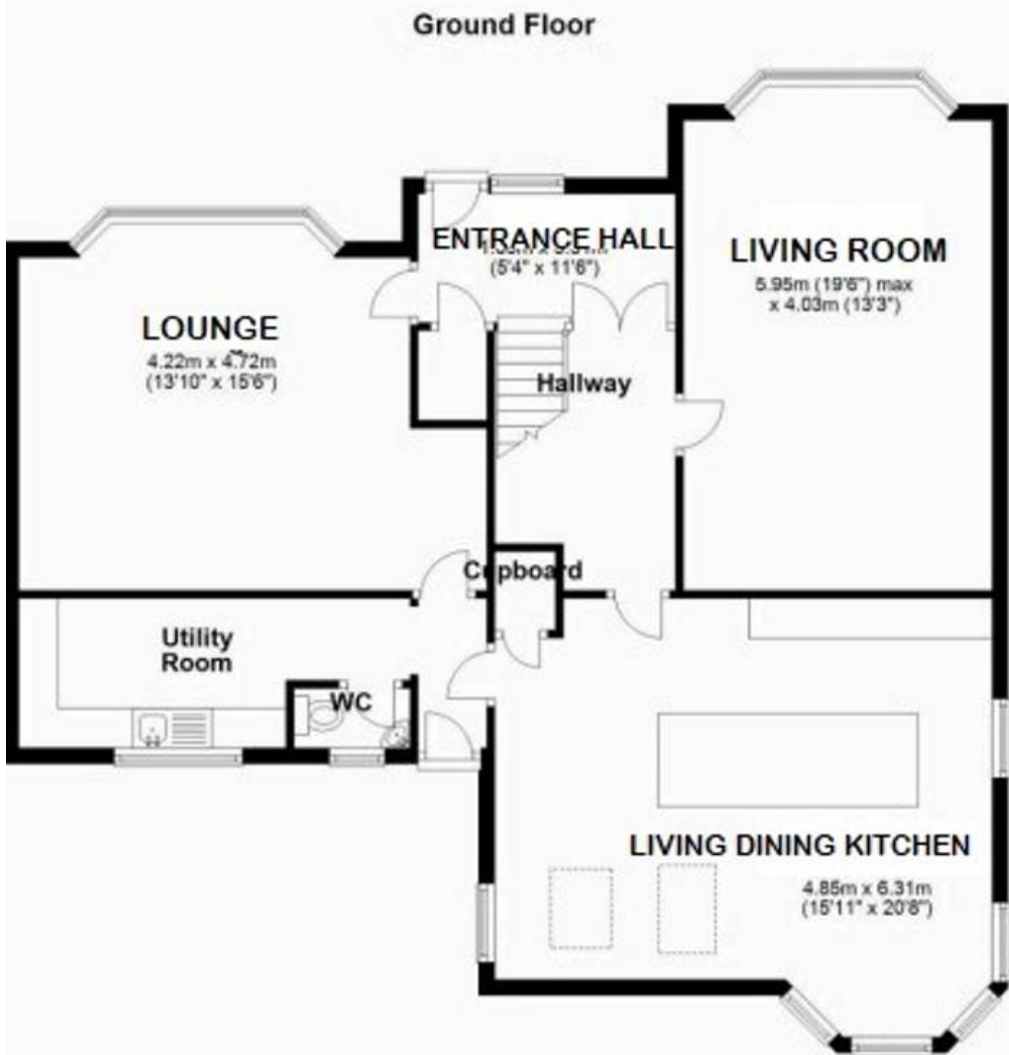




Haigh Lane, Hoylandswaine

Sheffield

Offers in Region of **£575,000**





Haigh Lane, Hoylandswaine

Sheffield

SUBSTANTIAL, EXTENDED FOUR BEDROOM DETACHED FAMILY HOME WITH FABULOUS PANORAMIC VIEWS TO THE FRONT THIS FORMER POLICEMAN HOUSE OFFERS A WEALTH OF VERSATILE ACCOMMODATION IN THIS HIGHLY REGARDED SEMI-RURAL VILLAGE, WELL PLACED FOR LOCAL AMENITIES INCLUDING PENISTONE CENTRE WITH IT'S TRAIN STATION AND HIGHLY REGARDED GRAMMAR SCHOOL. THIS HOME OFFERS A SUPERB AMOUNT OF ACCOMMODATION FINISHED TO A HIGH STANDARD THROUGHOUT WITH DRIVEWAY AND DOUBLE GARAGE. The accommodation briefly comprises to ground floor entrance hall, downstairs w.c., lounge, utility room, living room, fabulous living dining kitchen. To first floor there are three bedrooms including bedroom one with en-suite and family shower room and to second floor there is a further double bedroom. Outside there is garden to front and to the rear, driveway for numerous vehicles leading to detached double garage. An individual home which must be viewed to fully appreciate the size and location on offer.



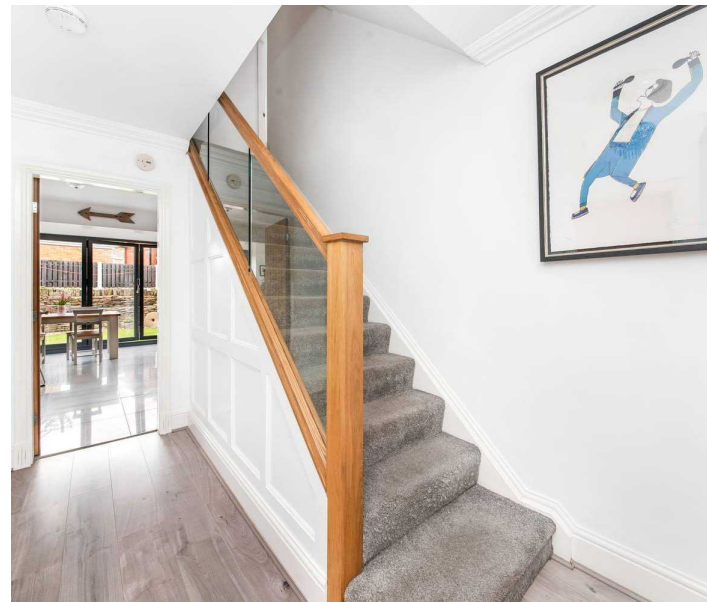


ENTRANCE HALL

Accessed via uPVC and decorative obscure glazed door to this spacious entrance hall with central heating radiator, ceiling light, coving to the ceiling, ceiling rose and wood effect laminate flooring. Here we gain access to a coat room/ storage cupboard via wooden door.

ENTRANCE HALLWAY

With continuation of the wood effect flooring, there is ceiling light, coving to the ceiling and modern oak and glass balustrade staircase which rises to the first floor landing.



LOUNGE

13' 10" x 15' 6" (4.22m x 4.72m)

A fabulous front facing reception space, enjoying far reaching views to fields and beyond, with uPVC double glazed bay window to front, two central heating radiators and with the focal point being a wood burning stove. There is ceiling light with ceiling rose and coving to the ceiling.

LIVING ROOM

19' 6" x 13' 3" (5.95m x 4.03m)

A further spacious and versatile reception room with ceiling light, ceiling rose, coving to the ceiling, two central heating radiators and uPVC double glazed bay window to front, providing natural light in abundance and enjoying views to neighbouring fields.





LIVING DINING KITCHEN

15' 11" x 20' 8" (4.85m x 6.31m)

From entrance hallway, door opens through to a fabulous open plan living dining kitchen, forming part of the extension to the home, this fabulous living dining kitchen has ample room for table and chairs. There is a range of wall and base units in a high gloss grey with contrasting white Corian worktops and matching upstands. There is a Neff double oven and combination oven, AEG induction hob extractor fan over, wine fridge, integrated Hotpoint dishwasher and space for an American style fridge-freezer. There is a large central breakfast bar/ island, inset one and a half bowl sink with chrome mixer tap over, three pendant lights over and further ceiling lights over the dining and seating area. The room has an abundance of natural light gained via uPVC bi-folding doors giving access to rear garden, Velux skylight and uPVC double glazed window to side.



LIVING DINING KITCHEN

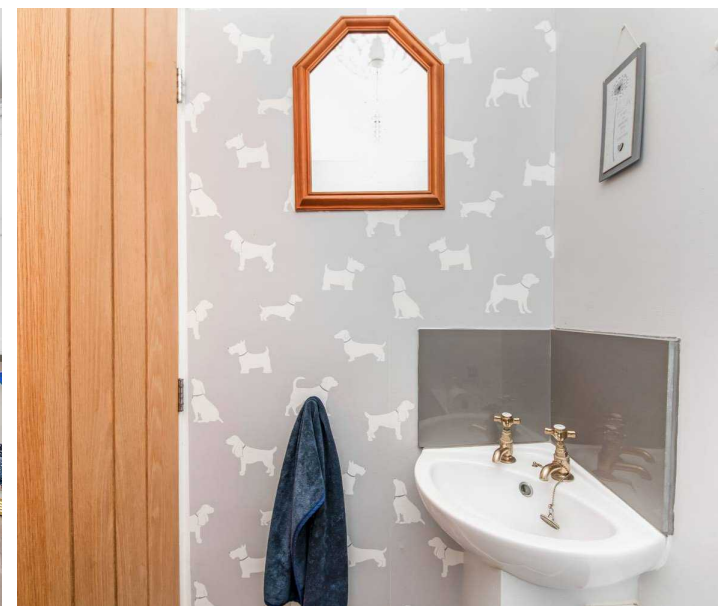
Kitchen continues across the rear of the property, in the form of the extension living space providing ample room for lounge furniture and receiving further natural light via four decorative vitraux and uPVC double glazed windows to rear and side. A doorway leads through to utility and downstairs W.C.

UTILITY

With a range of base and wall units with and inset sink. There is a continuation of grey oak effect laminate flooring, coving to the ceiling, central heating radiator, uPVC double glazed window to rear and here we also find the Worcester gas fired boiler.

DOWNSTAIRS W.C

Comprising a two piece white suite with wall mounted hand wash basin, low level W.C and central heating radiator





BEDROOM ONE

14' 11" x 20' 1" (4.54m x 6.11m)

A superb and spacious front facing master bedroom benefiting from fabulous far reaching views via two uPVC double glazed windows. There are fitted wardrobes, two central heating radiators and access to en-suite bathroom.

EN -SUITE BATHROOM

Comprising a modern four piece suite in white and grey high gloss, comprising a jacuzzi bath, a large shower cubicle with thermostatic shower, hand wash basin sitting within a vanity unit with drawer beneath and concealed low level W.C. There is part-tiling to the walls, tiling to the floor and underfloor heating, extractor fan, ceiling lights and obscured uPVC window to rear.



BEDROOM TWO

20' 9" x 11' 1" (6.33m x 3.39m)

Forming part of the loft conversion, this is a further spacious second floor double bedroom with uPVC double glazed window to rear, two Velux skylight windows, central heating radiator and benefiting from under eaves storage.

BEDROOM THREE

10' 9" x 12' 4" (3.28m x 3.75m)

Another rear facing double bedroom, currently utilised by the sellers as a home office, with coving to the ceiling, central heating radiator and uPVC double glazed window to rear.

BEDROOM FOUR

9' 9" x 11' 0" (2.96m x 3.35m)

Front facing double bedroom with fantastic views via uPVC double glazed window to neighboring fields and uPVC double glazed window to side. There is central heating radiator, coving to the ceiling and ceiling rose.





SHOWER ROOM

5' 7" x 9' 5" (1.70m x 2.86m)

Comprising a three piece white and gray high gloss suite, shower cubicle with thermostatic shower, hand wash basin sitting within vanity unit and low level W.C. There is part tiling to the walls, ceiling lights, towel rail, tiled flooring with underfloor heating, integrated Bluetooth mirror with inset lighting and two obscure uPVC double glazed windows to rear and side.

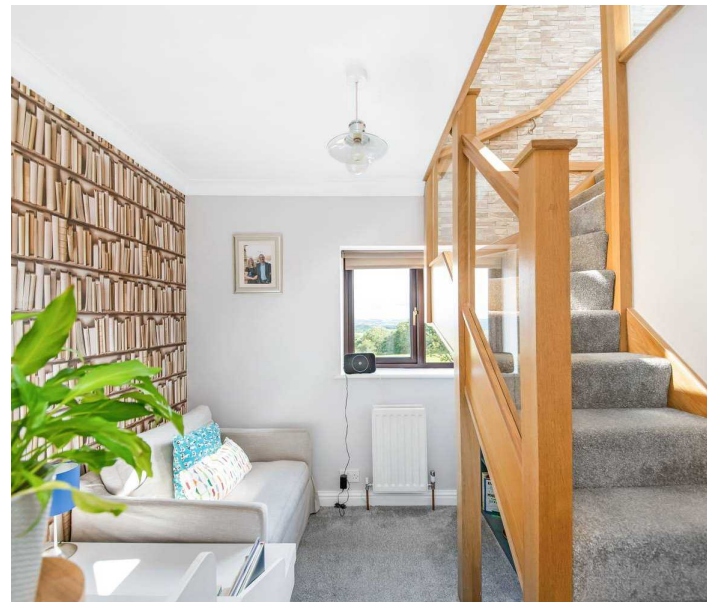
FIRST FLOOR LANDING

From the entrance hallway, the staircase rises to the first floor landing. It has a glass balustrade, ceiling light and from here we gain access to bedroom one, three and four as well as the snug area and second staircase to bedroom two.

SNUG

7' 7" x 8' 8" (2.32m x 2.63m)

A further versatile space ideal as a snug library or similar. There is ceiling light, central heating radiator and uPVC double glazed window to the front. From here we gain access to staircase rising to bedroom two.





OUTSIDE

To the front of the property, there is a spacious and low maintenance landscaped garden with raised planters containing various plants and shrubs and there is a generous driveway leading to a detached garage with an electrically operated door and benefiting from light, power and cold water supplies.

To the rear of the home, there is a beautifully landscaped and fully enclosed rear garden with perimeter fencing. Immediately behind the home, there is a paved patio seating area beyond which there is a lawn, further seating spaces and low maintenance gravel beds.



ADDITIONAL INFORMATION:

The EPC rating is a D-64 and the Council Tax band is a F.

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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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

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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.

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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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