

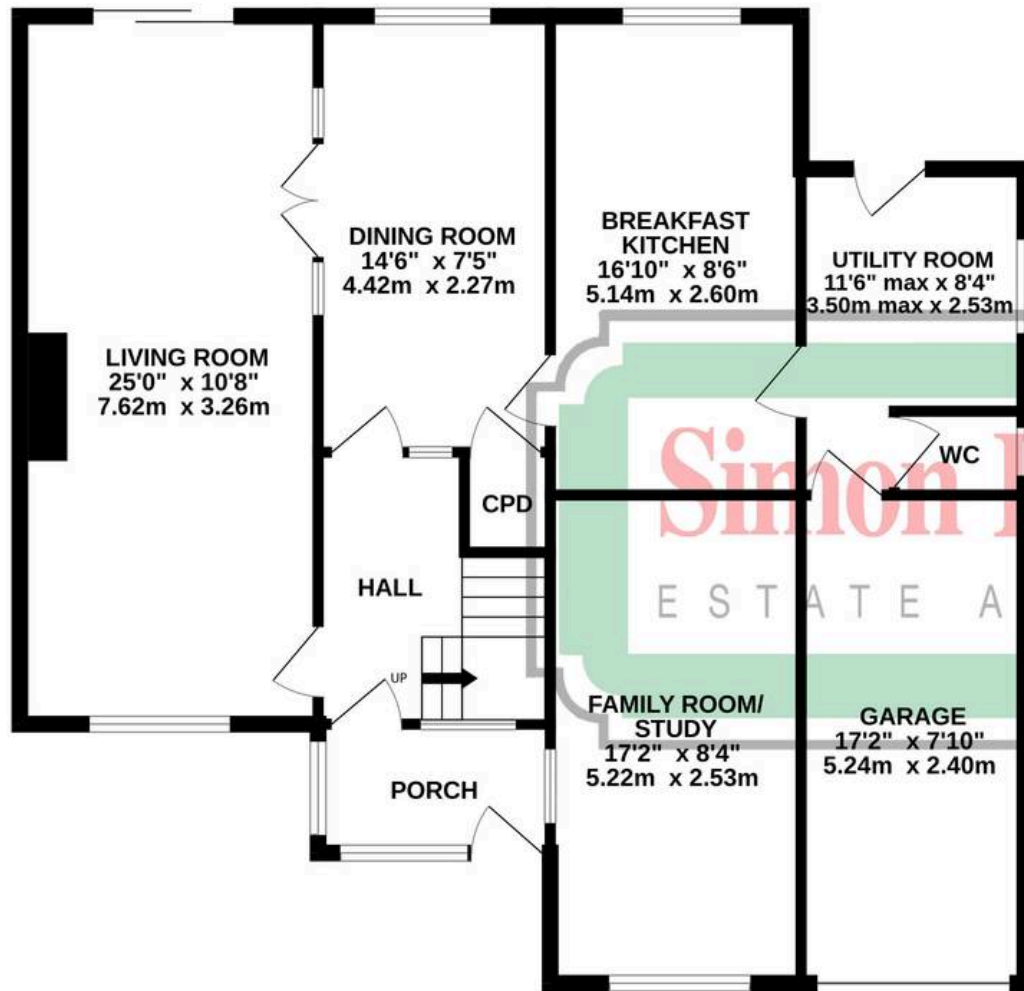


Crag View, Thurgoland

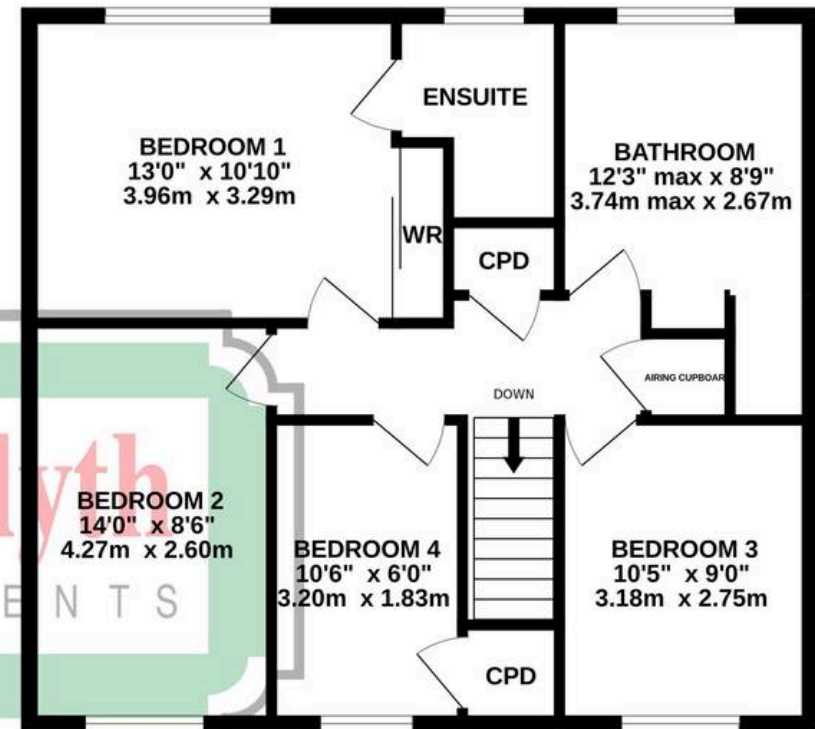
Sheffield

Offers in Region of **£425,000**

GROUND FLOOR



1ST FLOOR



CRAG VIEW

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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Crag View, Thurgoland

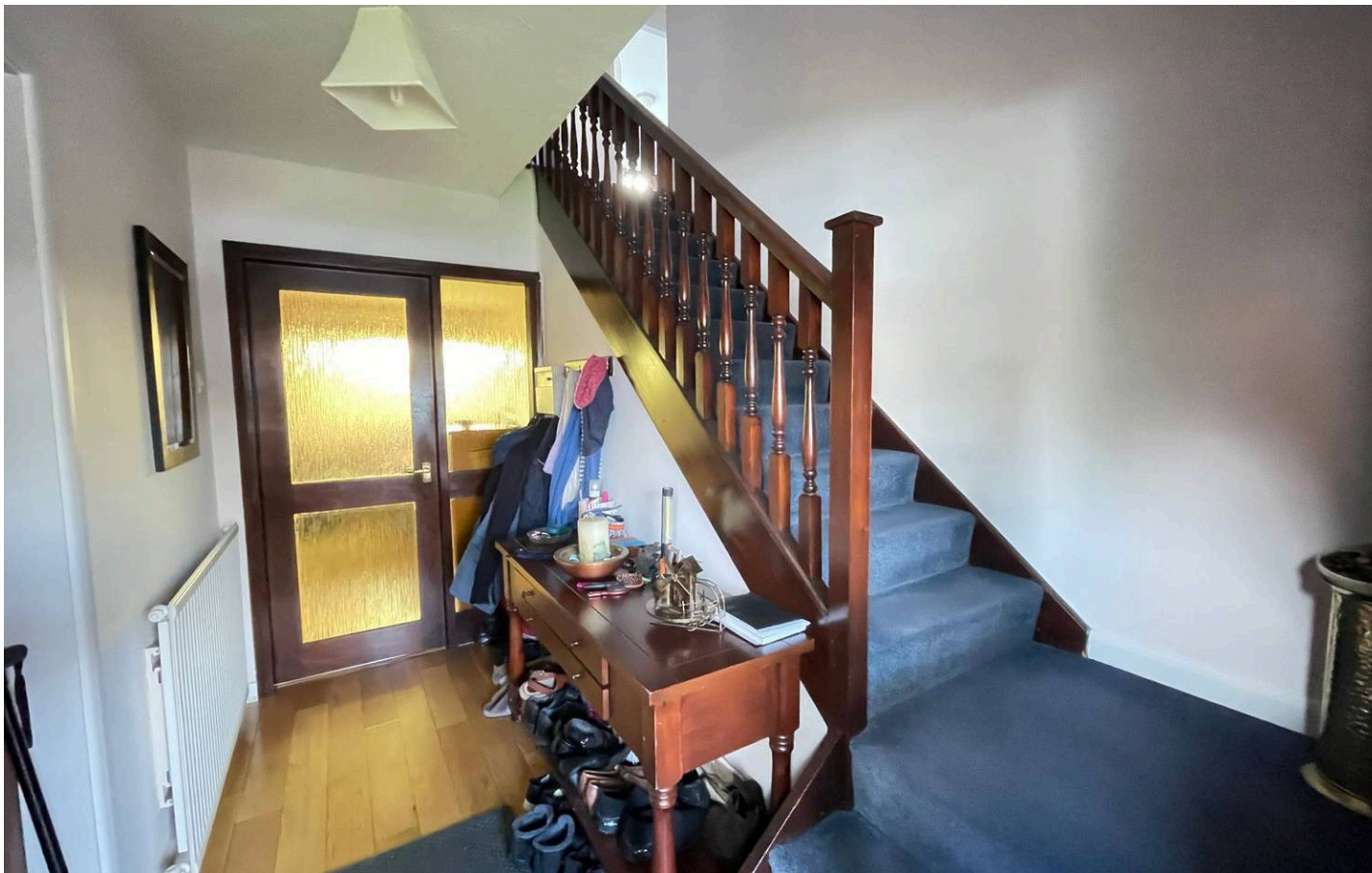
Sheffield

AN EXCELLENTLY PROPORTIONED FOUR / FIVE BEDROOM DETACHED FAMILY HOME, OCCUPYING THIS PLEASANT CUL -DE- SAC POSITION WITH ASPECT OVER FIELD TO REAR, OFFERING IMPRESSIVE DIMENSIONS THROUGHOUT AND ENJOYING A PLEASANT, WELL SIZED PLOT WITH EXTENSIVE LAWNED GARDEN TO REAR. THE HOME HAS BEEN IN THE SAME OWNERSHIP SINCE IT WAS BUILT IN 1986. The property offers a wealth of

accommodation in a two storey configuration as follows: to ground floor, entrance porch, entrance hallway, lounge, dining room, breakfast kitchen, utility, downstairs W.C., study/family room/bedroom five. To first floor there four bedrooms including bedroom one with en-suite in addition to family bathroom. To the side, is off street parking leading to integral garage and the aforementioned lawned garden to the rear. The home enjoys pleasant elevated position with views to rear from upstairs bedrooms. A substantial family home in this highly commutable location, please call the office to arrange a viewing at the earliest convenience.

- FOUR BEDROOM DETACHED FAMILY HOME
- EXCELLENTLY PROPORTIONED
- INTEGRAL GARAGE
- EXTENSIVE LAWNED GARDEN TO REAR
- FABULOUS VIEWS AND OPEN ASPECT TO REAR





ENTRANCE PORCH

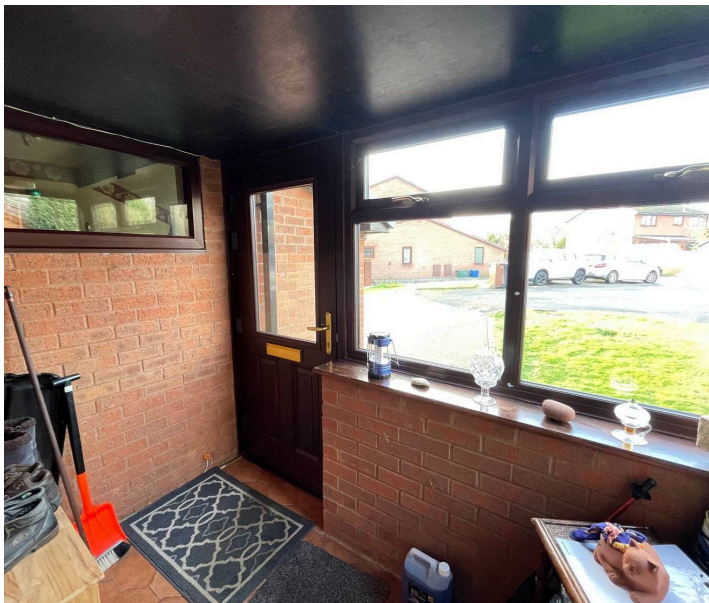
Entrance gained via composite and double glazed door into entrance porch. An addition to the home with uPVC double glazing to three sides, ceiling light, tiled floor and composite and obscure glazed door leads through to entrance hallway.

ENTRANCE HALLWAY

With ceiling light, central heating radiator, wooden flooring, staircase rising to first floor and window through to entrance porch. Timber and glazed door with matching side panel then leads through to the dining room.

DINING ROOM

With ample room for dining table and chairs, this versatile reception space has ceiling light, coving to the ceiling, central heating radiator, continuation of the wooden flooring, access to cupboard under the stairs and uPVC double glazed window to the rear. Twin French doors in timber and glazing with matching side panels lead through to lounge.



LOUNGE

An excellently proportioned principal reception space, this also has a separate door from the entrance hallway. There are two ceiling lights, each with ceiling rose, coving to the ceiling, two central heating radiators and uPVC double glazed window to the front. The main focal point being a coal effect gas fire within ornate surround. To the rear is a sliding uPVC double glazed door, leading out to the sizeable garden.

BREAKFAST KITCHEN

Back from dining room, two double glazed door leads through to the breakfast kitchen. With a range of wall and base units in a wood shaker style with wood effect laminate worktop tiled splashback and wood effect laminate flooring. There is space for a range cooker with extractor fan over, stainless steel sink with chrome mixer tap over. There is ceiling strip light, central heating radiator and uPVC double glazed window to the rear. There is also a breakfast bar peninsula providing seating space and timber and glazed door leads through to utility.





UTILITY

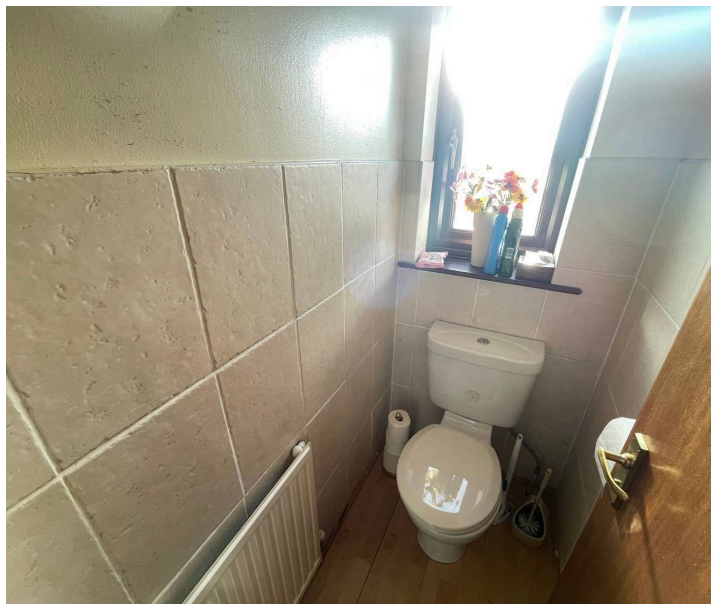
Positioned behind the garage, this has base units and worktop with stainless steel sink with chrome tap over. There is plumbing for a washing machine and space for further appliances. There is ceiling strip lights, central heating radiator, uPVC double glazed window to the side and uPVC and obscure glazed door giving access to the rear garden.

DOWNSTAIRS W.C.

Comprising a close coupled W.C., ceiling light, wood effect laminate flooring and obscure uPVC double glazed window to the side.

STUDY/FAMILY ROOM

Back from breakfast kitchen, door opens to study/family room. Having originally been a single integral garage, this has been converted many years ago and now provides versatile reception space. Currently used as an additional lounge space but would also make an ideal work from home office or indeed potential to be a downstairs bedroom as conveniently situated near to the downstairs W.C. There is ceiling light, central heating radiator, wood effect laminate flooring, uPVC double glazed window to side into entrance porch.



FIRST FLOOR LANDING

From entrance hallway, staircase rises and turns to first floor landing. With ceiling light, access to loft via a hatch, entrance to cupboards including airing cupboard and here we gain entrance to the following rooms:

BEDROOM ONE

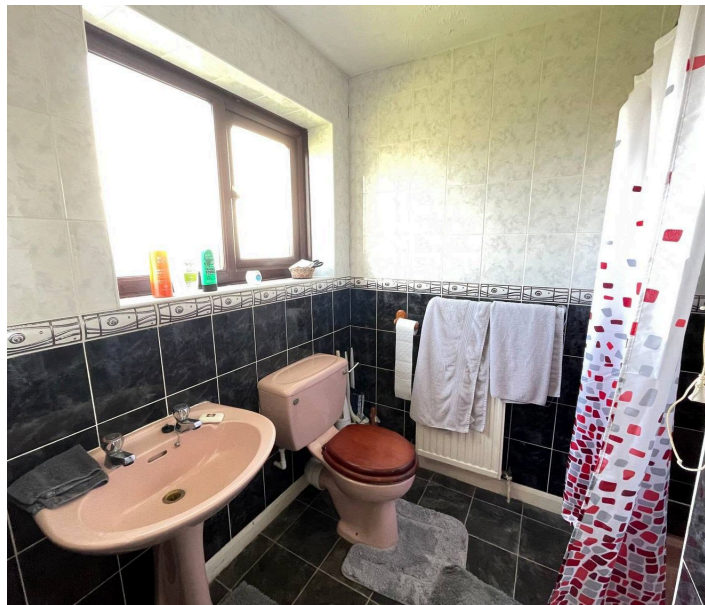
A spacious double bedroom positioned to the rear of the home, with uPVC double glazed window overlooking garden and open aspect over fields beyond. There is ceiling light, central heating radiator and built-in wardrobe.

EN-SUITE SHOWER ROOM

Comprising a three piece suite in the form of close coupled W.C., pedestal basin with chrome taps over and shower with Triton electric shower over. There is ceiling light, full tiling to walls, shaver sockets, central heating radiator and obscure uPVC double glazed window to the rear.

BEDROOM TWO

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





BEDROOM THREE

Front facing double bedroom, ceiling light, central heating radiator and uPVC double glazed window to the front.

BEDROOM FOUR

With ceiling light, central heating radiator, uPVC double glazed window to the front and access to the cupboard under the stairs.

HOUSE BATHROOM

A well proportioned family bathroom, with a five piece white sanitary ware suite in the form of close coupled W.C., bidet with chrome mixer tap over, pedestal basin with chrome mixer tap, shower enclosure with Triton electric shower within and corner bath with chrome mixer tap over. There is ceiling light, full tiling to walls, central heating radiator, shaver socket and obscure uPVC double glazed window to the rear.



OUTSIDE

To the front of the home there is off-street parking leading to integral garage. To the rear, there is an excellently proportioned lawned garden space with perimeter fencing, immediately behind the home, there is a flagged patio seating area with low maintenance slate bed, beyond which is an expansive lawn with trees to the bottom of the garden. The garden enjoys pleasant aspect with field to the rear.

INTEGRAL GARAGE

Further door from utility opens through to integral garage. A single integral garage under a pitched roof with up and over door and here we find the backseat boiler. This provides off street parking, storage or indeed scope for further conversion into additional living accommodation given necessary planning and consents.



ADDITIONAL INFORMATION:

The EPC rating is a D-61 and the Council Tax band is an E.

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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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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