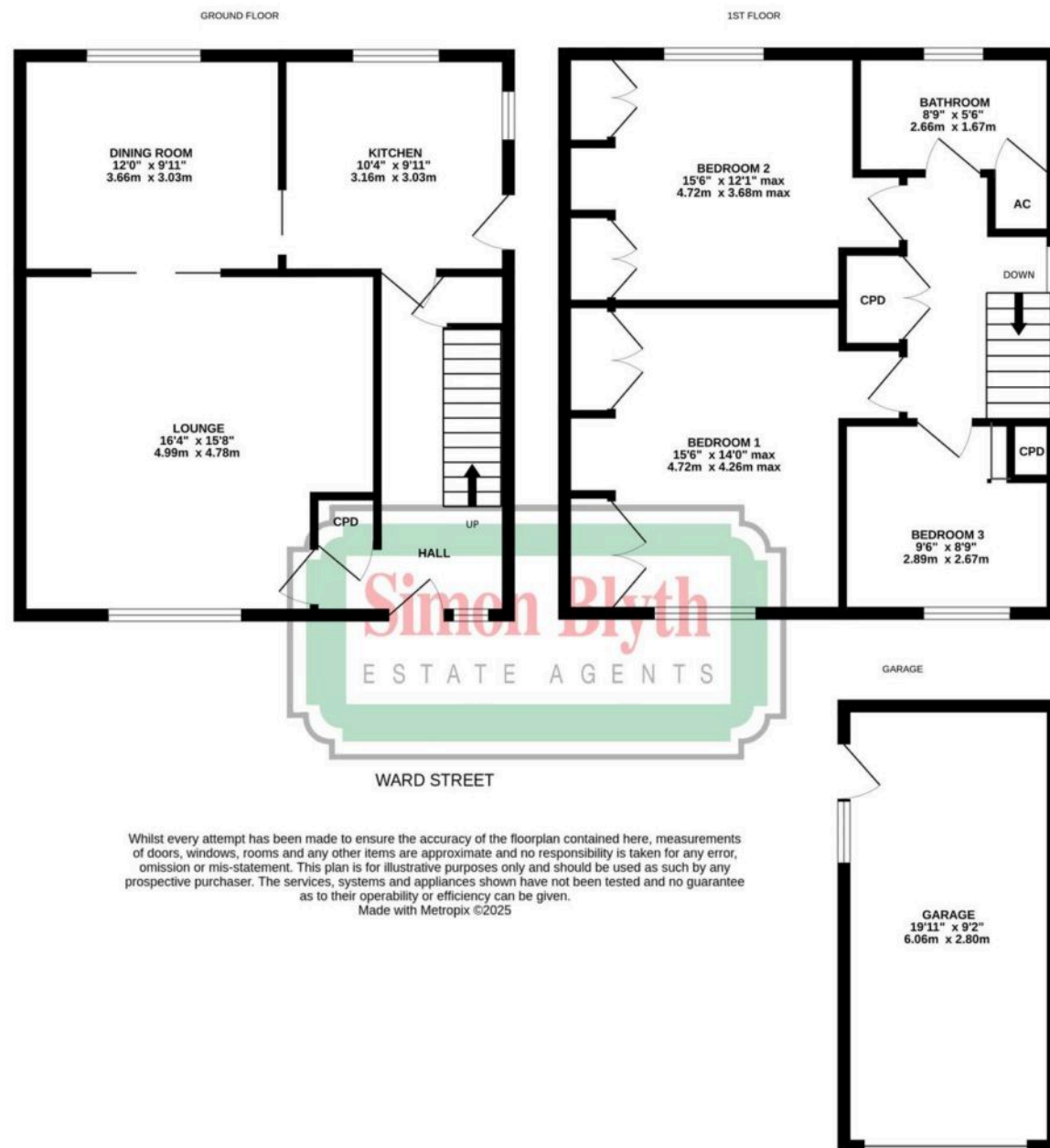




Oak Leigh, Ward Street, Penistone

Sheffield

Offers in Region of **£299,950**



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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LOCATED CLOSE TO THE CENTRE OF PENISTONE WITH ALL THE AMENITIES ON OFFER INCLUDING SCHOOLING, SHOPS, TRANS PENNINE TRAIL AND TRAIN STATION, WE OFFER TO THE MARKET THIS WELL PROPORTIONED THREE BEDROOM DETACHED FAMILY HOME WITH THE ADVANTAGE OF NO UPPER VENDOR CHAIN. BUILT APPROXIMATELY FIFTY YEARS AGO BY THE CURRENT VENDORS TO THEIR OWN SPECIFICATION, THIS HOME ENJOYS PLEASANT YET CENTRAL LOCATION AND OFFERS ACCOMMODATION OVER TWO FLOORS AS FOLLOWS; To the ground floor, entrance hall, kitchen, dining room, living room. To the first floor there are three well sized bedrooms and bathroom. Outside there are gardens to the front and rear, driveway to side and a detached garage. An individual home, which has never knowingly been offered to the market before. We advise contacting the office to arrange an appointment to view to take advantage of this lovely family home in this highly convenient and coveted position. The EPC rating is D-63 and the council tax band is C.





ENTRANCE

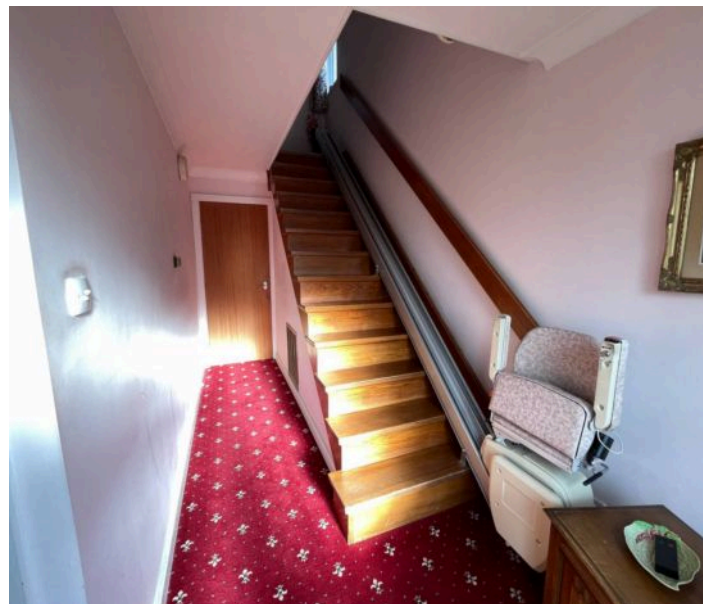
Entrance gained via a uPVC and obscure glazed door with matching glazed side panel into the entrance hallway.

ENTRANCE HALLWAY

A spacious entrance hallway with ceiling light, coving to the ceiling with staircase rising to the first floor and access to a useful cupboard to hang coats etc. Here we gain entrance to the following rooms;

KITCHEN

A well sized kitchen with a range of wall and base units in a wood effect shaker style with contrasting laminate worktops and tiled splashbacks. There is an integrated electric oven and grill with matching four burner Stoves gas hob with extractor fan over. There is space for a fridge freezer and space for further appliances and there is a one and half bowl ceramic sink with a mixer tap over. There is ceiling strip light, further under cupboard lighting, uPVC double glazed windows to the rear and side as well as a uPVC and obscure glazed door giving access to the side of the property. A sliding door opens through to the dining room.



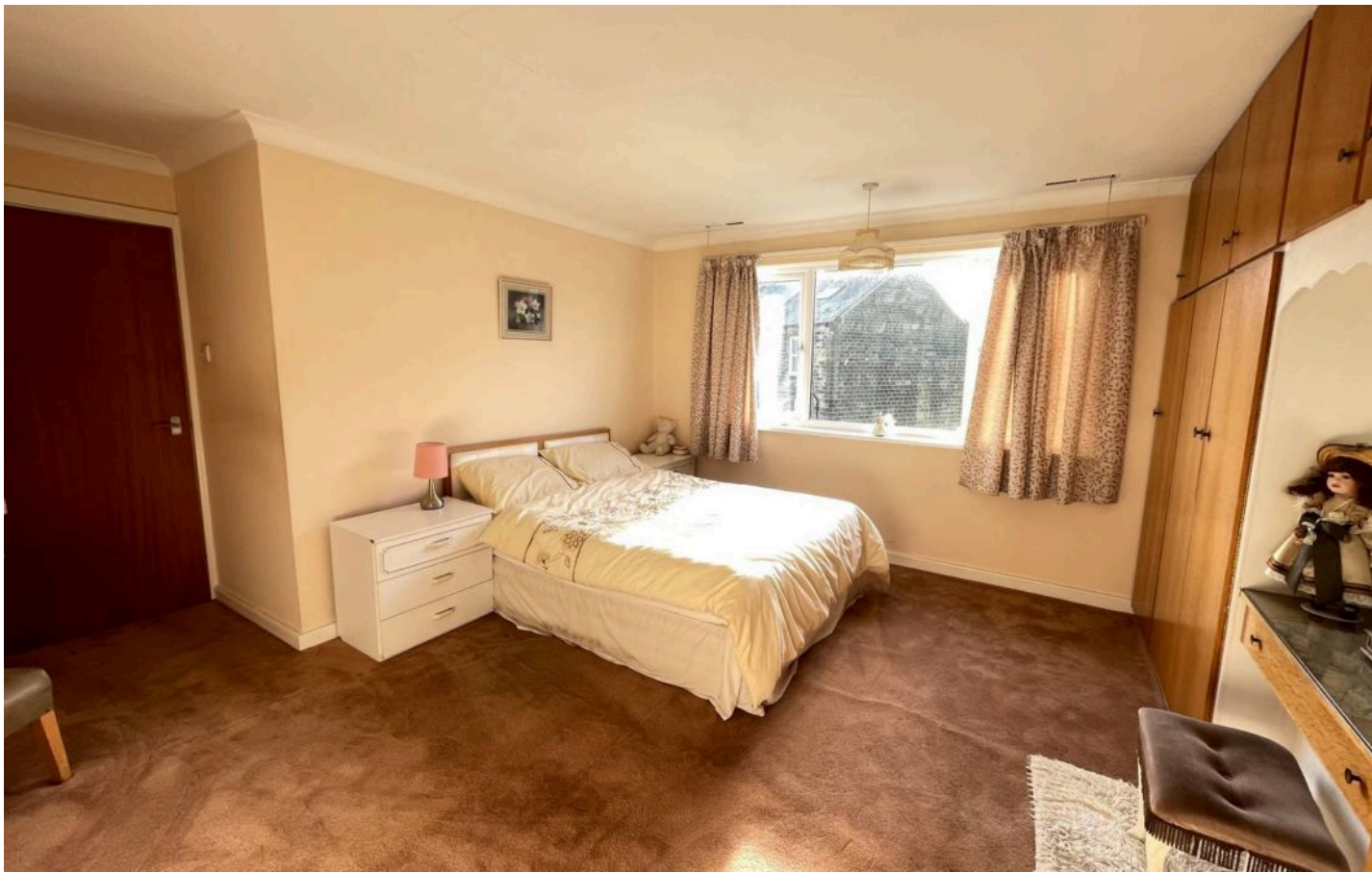
DINING ROOM

A versatile reception space with ample room for dining table and chairs. There is a ceiling light, coving to the ceiling and uPVC double glazed window to the rear. Twin sliding doors in timber and glazing lead through to the living room,

LIVING ROOM

An excellently proportioned principal reception space which can also be accessed from a separate door through the entrance hallway, the main focal point of the room being an electric fire set within a surround. There are two wall lights and a uPVC double glazed window to the front.





FIRST FLOOR LANDING

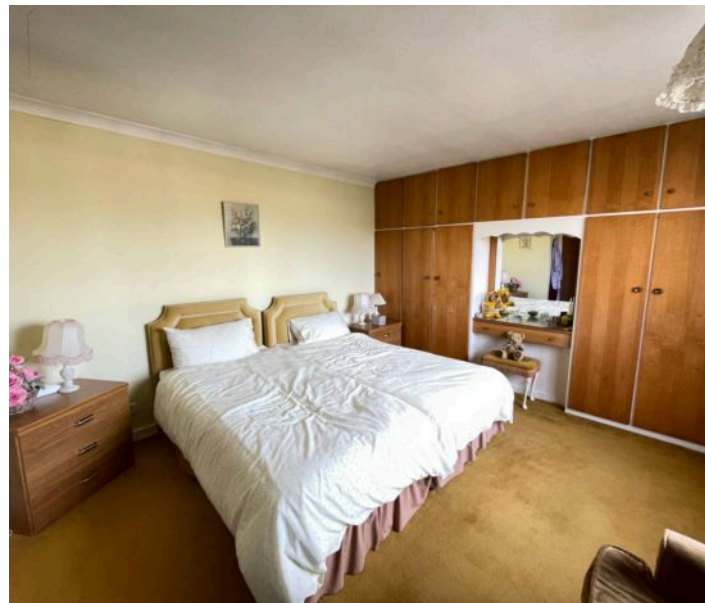
From the entrance hallway, a staircase turns and rises to the first floor landing with built-in cupboard, ceiling light, access to the loft via a hatch and uPVC double glazed window to the side. Here we gain entrance to the following rooms;

BEDROOM ONE

An excellently proportioned principal bedroom positioned to the front of the home, having a bank of fitted wardrobes and dressing area. There is ceiling light and coving to the ceiling.

BEDROOM TWO

Another well sized double bedroom, again with built-in wardrobes and dressing area. There is ceiling light and uPVC double glazed window to the rear.



FIRST FLOOR LANDING

From the entrance hallway, a staircase turns and rises to the first floor landing with built-in cupboard, ceiling light, access to the loft via a hatch and uPVC double glazed window to the side. Here we gain entrance to the following rooms;

BEDROOM THREE

Front facing with ceiling light, coving to the ceiling, uPVC double glazed window to the front and a cupboard above the bulk head.

BATHROOM

Comprising a three piece white suite in the form of close coupled WC, pedestal basin with chrome mixer tap over and bath with chrome taps and separate MIRA mains fed mixer shower over. There is ceiling light, part tiling to walls, central heating radiator, built-in cupboard and obscure uPVC double glazed window to the rear.





OUTSIDE

To the front of the home, there are twin iron gates opening onto a concrete driveway which continues to the side of the home providing off street parking for numerous vehicles reaching a well proportioned detached garage with up and over door, separate personal door to side and uPVC double glazed window and extra storage area to the rear. The home enjoys lawned gardens to the front and rear with part perimeter shrubs and dry stone walling.



ADDITIONAL INFORMATION:

The EPC rating is a D-63 and the Council Tax band is a C.

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

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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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