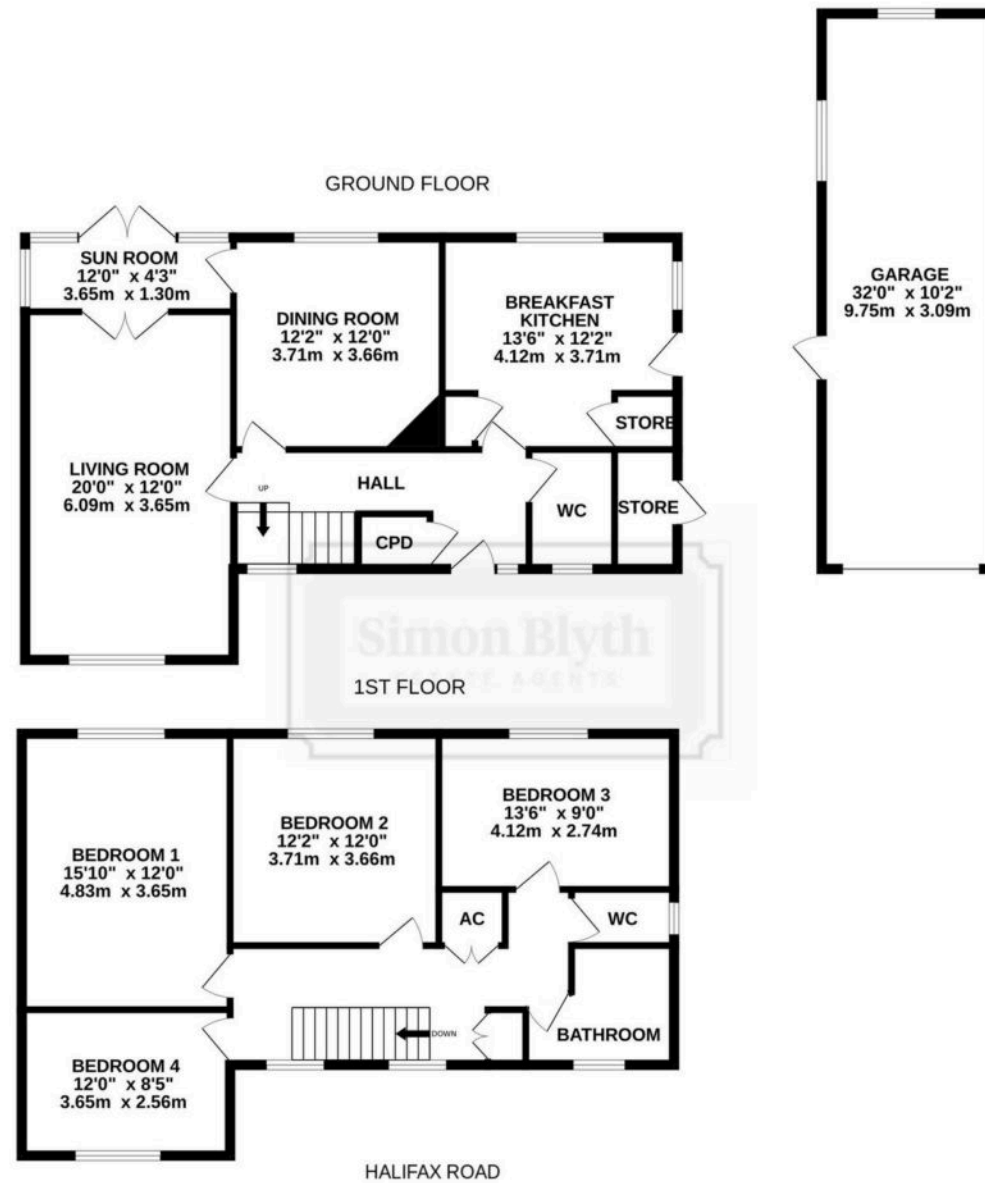




**Hyden, Halifax Road, Thurgoland**  
Sheffield

Offers in Region of **£625,000**





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## Hyden, Halifax Road

Thurgoland, Sheffield

A SUBSTANTIAL FAMILY HOME SET WITHIN APPROXIMATELY HALF AN ACRE OF LAND AND ENJOYING PANORAMIC COUNTRYSIDE VIEWS WHILE OFFERING EXCELLENT CONNECTIVITY. PRESENTED TO THE MARKET WITH NO UPPER VENDOR CHAIN AND OFFERING WELL-REGARDED SCHOOLING NEARBY AND GENEROUS LIVING SPACE INSIDE AND OUT. POSITIONED ON THE EDGE OF THURGOLAND, HYDEN OFFERS AN EXCEPTIONAL BALANCE OF RURAL LIFESTYLE AND COMMUTER CONVENIENCE—JUST MINUTES FROM PENISTONE AND WITHIN EASY REACH OF BARNSELY, SHEFFIELD, AND THE M1 MOTORWAY. SET BACK FROM HALIFAX ROAD AND ACCESSED THROUGH A STONE-WALLED OPENING, THE PROPERTY SITS BEHIND A TARMAC DRIVEWAY PROVIDING OFF-STREET PARKING FOR SEVERAL VEHICLES, LEADING TO A DETACHED DOUBLE GARAGE.

- FOUR DOUBLE BEDROOM DETACHED HOME ON A GENEROUS HALF-ACRE PLOT
- LARGE REAR GARDEN WITH PANORAMIC COUNTRYSIDE VIEWS
- DETACHED DOUBLE GARAGE AND AMPLE OFF-STREET PARKING
- NO UPPER VENDOR CHAIN AND EXCELLENT ACCESS TO M1, PENISTONE & SHEFFIELD





## Hyden, Halifax Road

Thurgoland, Sheffield

The accommodation briefly comprises: to the ground floor, a welcoming entrance hallway, generously sized cloakroom WC, breakfast kitchen with pantry and storage, versatile dining room, comfortable living room, and a bright sun room overlooking the rear garden. To the first floor are four double bedrooms, a family bathroom, separate WC, and a spacious landing with multiple windows and useful storage. Externally, the home sits in an impressive plot of around half an acre. Lawned gardens lie to both the front and rear, with mature boundary hedging, planting beds, and a selection of established trees. The rear garden is particularly striking—fully enclosed and backing onto open fields, with a large lawn and wraparound patio that enjoys sun throughout the day and far-reaching views across open countryside. Hyden presents a rare opportunity to secure a home of scale, setting, and lifestyle—perfect for families or buyers seeking outside space, rural scenery, and strong transport links. Early viewing is strongly recommended.







## ENTRANCE HALL

Accessed via a covered porch, entrance is gained through a uPVC obscured double-glazed door with decorative glazed side panels into a welcoming hallway featuring oak block flooring, wall lights, a central heating radiator concealed within a teak and mahogany louvred casing, and a high-level display shelf. A door opens to under-stairs storage space. Here we gain access to the following rooms:

## BREAKFAST KITCHEN

A well-proportioned breakfast kitchen fitted with a range of wall and base units, tiled flooring, and part tiling to the walls. Appliances include an AGA cooker and a built-in oven with hob, with space provided for a dishwasher and fridge freezer. There is also ample room for a dining table and chairs. A stainless steel sink with chrome mixer tap is set beneath a uPVC double-glazed window to the rear, enjoying views over the garden and open countryside beyond. A ceiling light and central heating radiator are present, while a uPVC door with obscured glazing to the side provides access to the patio, garage, and garden. Doors also open to a pantry and a useful storage cupboard, and a hatch opens through to the dining room.





### **DOWNSTAIRS WC**

A generously sized cloakroom, fitted with a traditional WC and a wall-mounted basin with chrome taps over. The room also features a ceiling light, central heating radiator, and a uPVC obscured double-glazed window to the front.

### **DINING ROOM**

Currently utilised as a second lounge, this versatile space features a large uPVC double-glazed window to the rear, a central heating radiator, ceiling light, coving to the ceiling, and a corner fireplace with decorative tiled surround. A hatch opens through to the dining kitchen, and a glazed door opens through to the sun lounge.







### **LIVING ROOM**

A well-presented reception room featuring coving to the ceiling, wall lights, a central heating radiator, and the focal point being a gas fireplace with decorative tiled surround. A uPVC double-glazed window looks out to the front, while uPVC double-glazed French doors open onto the sun room at the rear, with additional glazing to either side and above.

\*Please note we are informed by the vendors that the gas fire is currently out of commission following a safety assessment.

### **SUN ROOM**

Accessed via uPVC double-glazed doors from both the living and dining rooms, the sun room features a tiled floor and uPVC double-glazed French doors opening onto the patio, with additional double glazing to the side. This bright space enjoys views over the garden and the countryside beyond.

### **FIRST FLOOR LANDING**

Staircase rises from the entrance hallway to the first floor landing, passing a uPVC double-glazed window to the front. A spacious and bright area with two additional uPVC double-glazed windows overlooking the front garden, the landing features a ceiling light, central heating radiator, multiple storage cupboards, and access to the loft via a hatch. Here we gain access to the following rooms:





### **BEDROOM ONE**

A generous double bedroom featuring coving to the ceiling, a ceiling light, central heating radiator, and a large uPVC double-glazed window to the rear, enjoying pleasant views over the garden and towards the countryside beyond.

### **BEDROOM TWO**

Also positioned to the rear of the home, this well-proportioned double bedroom enjoys similar garden and countryside views through a large uPVC double-glazed window. The room includes a ceiling light and central heating radiator.

### **BEDROOM THREE**

A further double bedroom also positioned to the rear of the home, featuring a uPVC double-glazed window, ceiling light, central heating radiator, and built-in wardrobes with dressing table.







#### **BEDROOM FOUR**

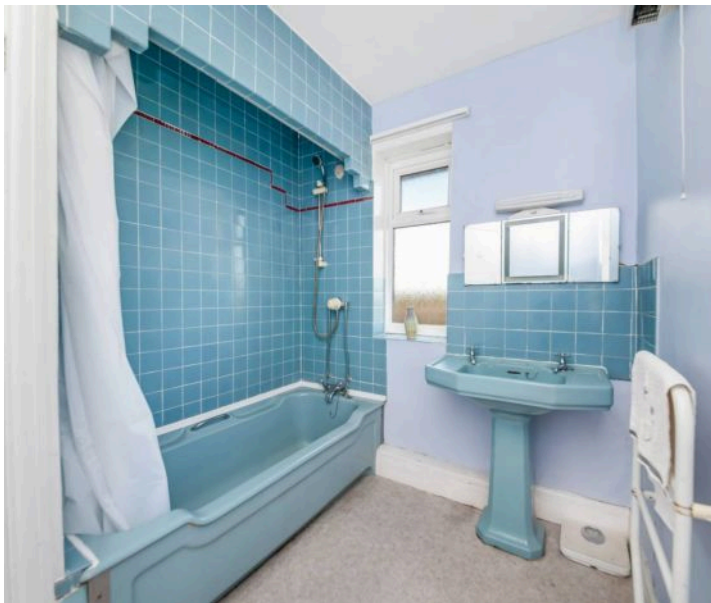
A double bedroom positioned to the front of the home, featuring a ceiling light, central heating radiator, and a uPVC double-glazed window.

#### **FAMILY BATHROOM**

Fitted with a coloured suite in blue comprising a bathtub with chrome taps and Mira mixer shower over, and a pedestal basin with chrome taps over. The room benefits from uPVC obscured double-glazed windows to both the front and side, and includes part tiling to the walls, a ceiling light, and a towel rail/central heating radiator.

#### **UPSTAIRS WC**

A separate W.C fitted with a close-coupled toilet, ceiling light, and a uPVC obscured double-glazed window to the side.







## OUTSIDE

Set within a plot of approximately half an acre, the property enjoys expansive, mature gardens and outstanding panoramic views across open countryside to the rear. The home is approached via an opening in the stone wall along Halifax Road, with a tarmac driveway providing off-street parking for several vehicles and leading up to a detached double garage with hipped roof, power, and water supply. To the front, a lawned garden is bordered by established flower beds and boundary hedging. A gated paved patio sits between the home and garage, and also provides access to the integral boiler room. The rear garden is a particular highlight—fully enclosed with boundary hedging and backing directly onto open fields. A paved patio wraps around the side and rear of the home, offering ample space for outdoor seating and making the most of the sun throughout the day. Beyond, a large lawn is interspersed with mature trees and well-stocked planting beds, all set against a stunning rural backdrop.











#### ADDITIONAL INFORMATION:

The EPC rating is a E-45 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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#### 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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#### MORTGAGE ADVICE

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





## Simon Blyth Estate Agents

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