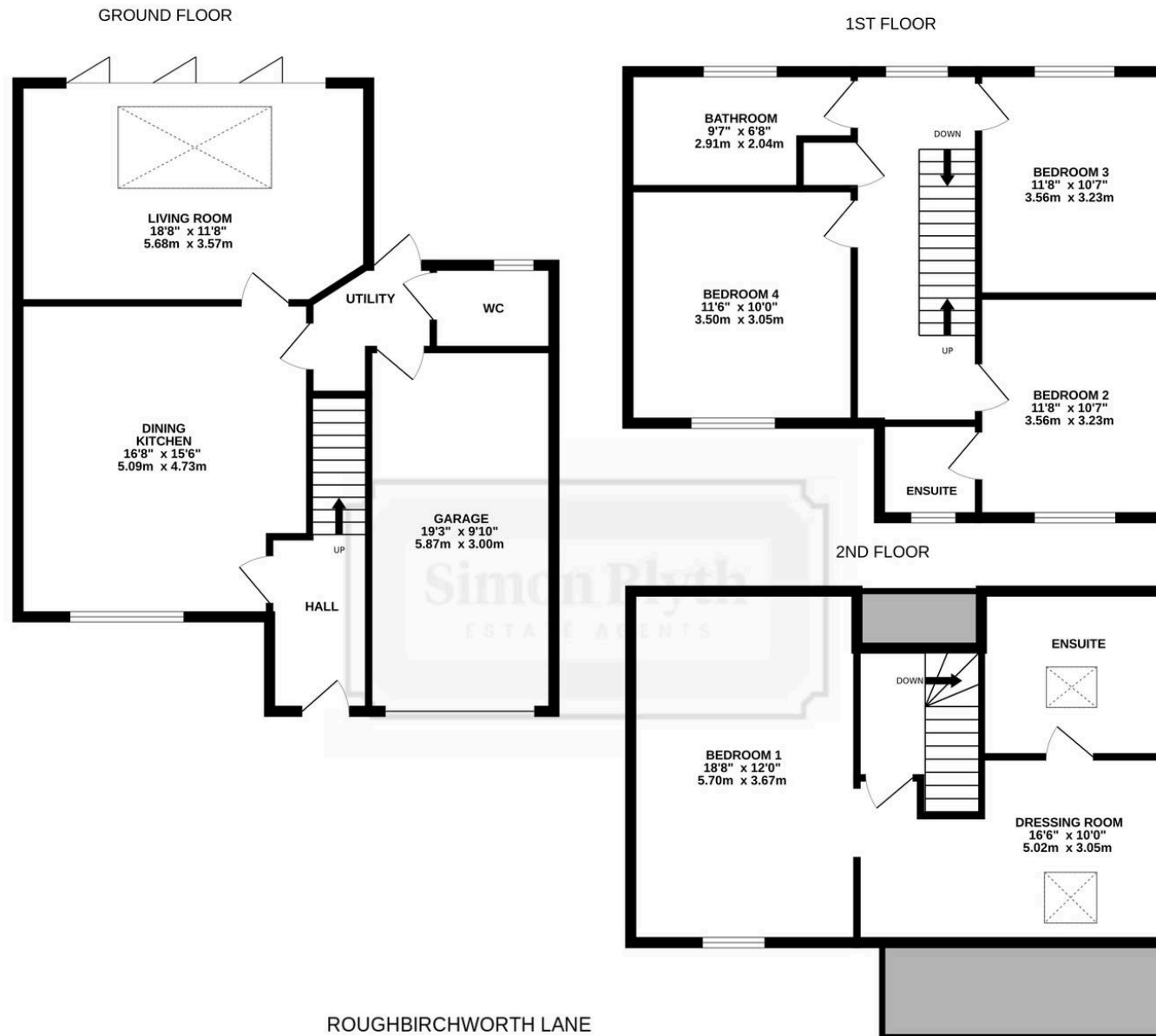




**Plot 15, The Sycamore, Barley View, Roughbirchworth Lane**  
Oxspring

**£470,000**



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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## The Sycamore, Barley View, Roughbircworth Lane

Oxspring

A HIGH QUALITY FOUR DOUBLE BEDROOM DETACHED FAMILY HOME SITUATED ON THIS EXCLUSIVE RESIDENTIAL DEVELOPMENT WHICH SITS IN A CONVENIENT LOCATION, CLOSE TO LOCAL SCHOOLING AND AMENITIES, WHILST ENJOYING A SUPERB LOCATION BESIDE THE TRANS-PENNINE TRAIL. Currently under construction, this superb property is built in stone, under a slate roof and offers a wealth of high quality accommodation in a three storey configuration as follows: - To the ground floor there is an entrance hall, W.C., utility with access to integral garage, living room, and fabulous open-plan dining kitchen. To the first floor there are three generous bedrooms, including second bedroom with en-suite and family bathroom. To the second floor there is a magnificent master suite with en-suite and dressing room. Externally there are gardens to front and rear, with driveway leading to an integral garage. An individual development of just 22 houses by renowned builder Sourced Construction, in a highly desired village setting. The homes are well positioned for the major business centres of Leeds, Sheffield, and Manchester. Please contact the office for further information.





**ENTRANCE HALL**

**W.C**

**UTILITY**

**LIVING ROOM**

**OPEN PLAN DINING KITCHEN**

**BEDROOM TWO**

**EN-SUITE**

**BEDROOM THREE**

**BEDROOM FOUR**

**FAMILY BATHROOM**

**BEDROOM ONE**

**DRESSING ROOM**

**EN-SUITE**

**GARDEN**

**INTEGRAL GARAGE**







# The Sycamore

## SPECIFICATIONS

### KITCHEN DESIGN

Hygge Kitchens offers a kitchen design that elegantly blends elements of Scandinavian and contemporary styles, creating a stylish fusion.

- o Modern cornice/pelmet to complement the contemporary style of the kitchen.
- o Integrated dishwasher and fridge freezer
- o Integrated Wine Cooler
- o Neff 4 Zone Induction Hob
- o Neff Single Oven
- o Neff Freestanding Extractor

### BATHROOM CONCEPT

A chic bathroom concept combines the interplay of crisp, clean lines with gentle curves to craft a contemporary bathroom aesthetic. Striking a harmonious equilibrium between natural and artificial lighting and a carefully curated colour palette, these bathrooms exude a welcoming ambiance that beautifully complements the modern interior.

### NOTE

Please note that photos used for the advertisement of the property are artists impressions of proposed interior.

#### ADDITIONAL INFORMATION:

The EPC rating is TBC and the Council Tax band is a TBC.

DEVELOPER NOTES: Please note that photos used for the advertisement of the property are artists impressions of proposed interior.

#### 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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#### 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





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