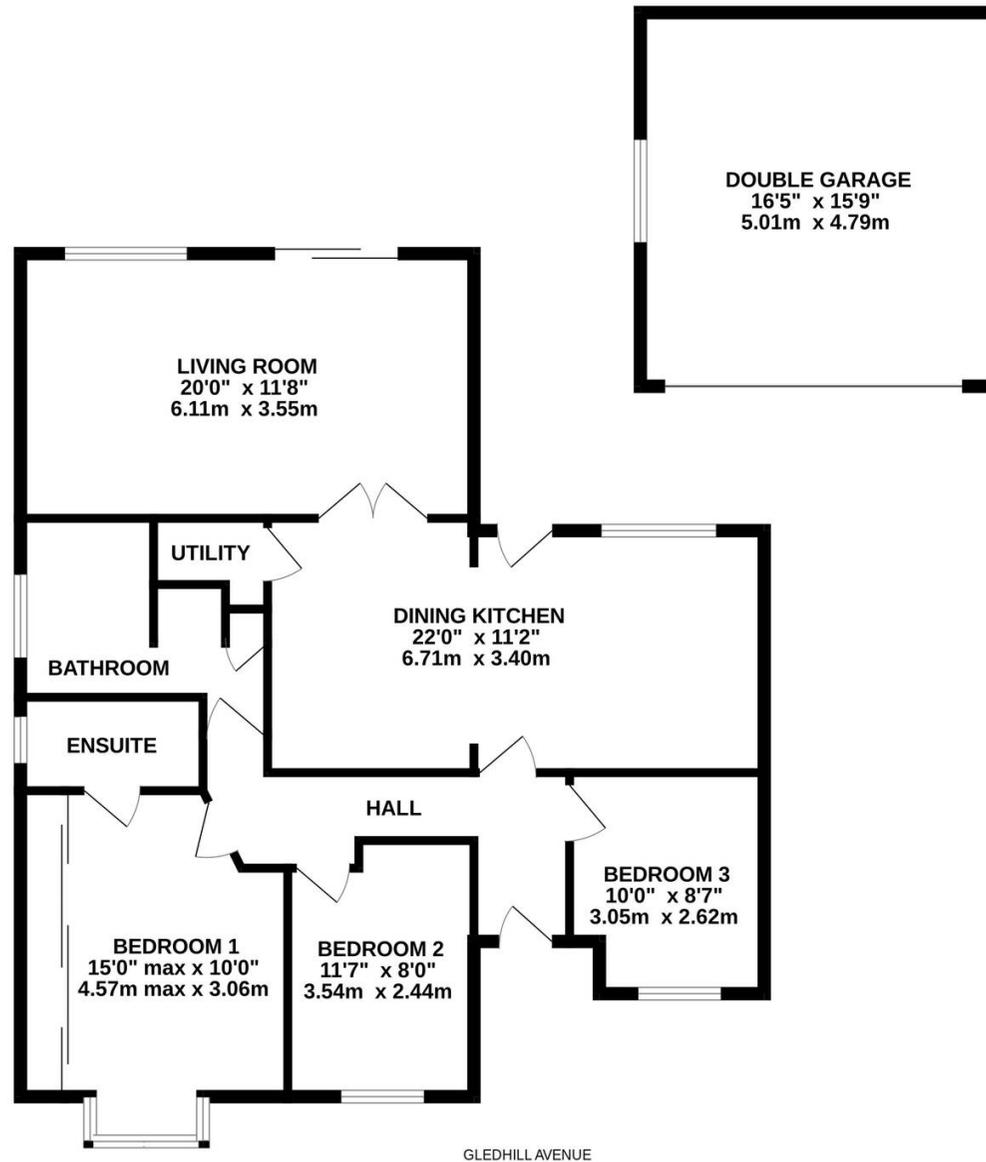




**Gledhill Avenue, Cubley**

Sheffield

Offers in Region of **£395,000**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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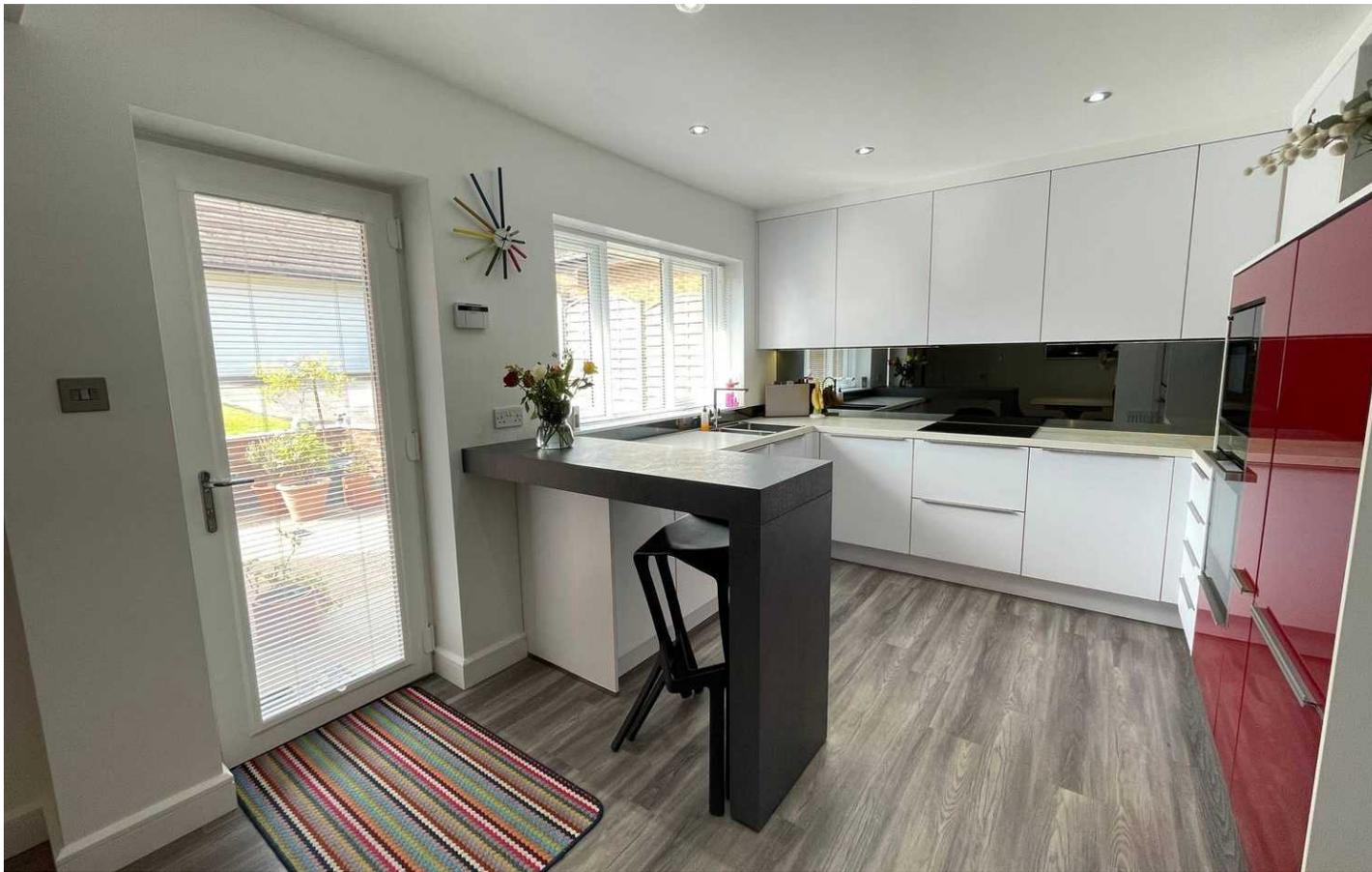


## Gledhill Avenue, Cubley

### Sheffield

A BEAUTIFULLY APPOINTED THREE BEDROOM DETACHED TRUE BUNGALOW LOCATED ON THIS QUIET RESIDENTIAL CUL- DE - SAC WITH AN EASE OF REACH OF PENISTONE'S MANY AMENITIES INCLUDING SCHOOLING, TRANSPENNINE TRAIL AND TRAIN STATION. HAVING BEEN SIGNIFICANTLY UPGRADED AND REMODELED BY THE CURRENT VENDORS TO A SUPERB HIGH STANDARD THROUGHOUT, THE HOME NOW OFFERS SINGLE STORY CONTEMPORARY LIVING ACCOMMODATION WITH A GENEROUS PLOT WITH OFF-STREET PARKING FOR NUMEROUS VEHICLES AND DETACHED DOUBLE GARAGE. FINISHED TO A FANTASTIC QUALITY THROUGHOUT WITH HIGH SPECIFICATION FIXTURES AND FITTINGS AND EXCELLENT WORKMANSHIP. The home offers a rare commodity of ready to move into single story accommodation in the following configuration: Entrance hall, open plan dining kitchen, spacious living room, three bedrooms including bedroom one with en-suite and modern four piece family bathroom. Outside there are gardens to the front and to the rear and the aforementioned driveway for numerous vehicles running alongside the house, leading to an impressive double garage with a remote-control operated door. With properties of this type of short supply, interest is expected to be high, we recommend booking a viewing at your earliest convenience.





### **ENTRANCE**

Entrance gained via composite and obscure glazed door into entrance hallway, with inset ceiling spotlights, central heating radiator and access to the loft via a hatch with drop down ladder and here we gain entrance to the following rooms.

### **DINING KITCHEN**

A fabulous open plan space incorporating both kitchen and dining spaces with additional breakfast bar seating area. The kitchen itself has a range of wall and base units in a white matt and high gloss red slab with contrasting laminate worktops and mirrored glass splashbacks, complemented by a wood effect flooring. There are integrated appliances in the form of NEFF electric oven and NEFF integrated microwave, four cooking zones induction NEFF hob with extractor fan over, integrated AEG dishwasher, integrated Siemens fridge, integrated Zanussi freezer and a one and a half bowl stainless steel Franki sink with chrome mixer tap over. There are inset ceiling spotlights, further under cupboard lighting, and uPVC double glazed window to the rear with uPVC double glazed door giving access out and archway leading through to dining area.

### **DINING AREA**

With ample room for table and chairs and a continuation of the wood effect flooring. There is ceiling light, central heating radiator, TV aerial and Ethernet point and access to cupboard currently used as a utility area.

### **UTILITY AREA**

With plumbing for a washing machine and space for tumble dryer. There is ceiling light and the continuation of the wood effect flooring.



## LIVING ROOM

From dining area, twin French doors in oak and glass lead through to the living room. An excellently proportioned principal reception space enjoying natural light via uPVC double glazed window and sliding uPVC double glazed door both to the rear giving access to the garden. There are two ceiling lights, two central heating radiators, incoming telephone socket for internet router with multiple sockets, aerial point and Internet connection all in place for the mounting of a TV to the wall.



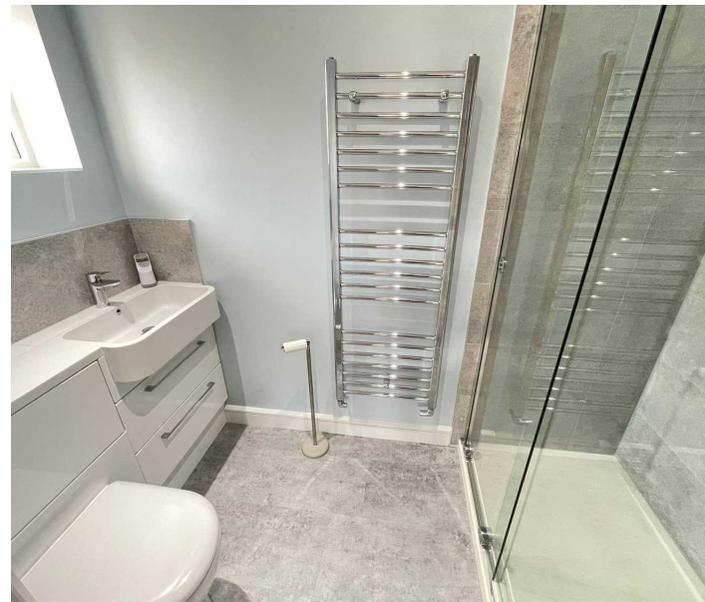


### **BEDROOM ONE**

A spacious double bedroom with a bank of built-in fitted wardrobes with soft closing drawers, shoe racks, clothing rails and shelving. Natural light is gained via uPVC double glazed bay window to the front and there is ceiling light, further inset ceiling spotlights and two central heating radiators. A door gives access to the en-suite shower room.

### **EN-SUITE SHOWER ROOM**

Comprising a three piece white suite in the form of close coupled W.C., basin sat within vanity unit with storage space underneath and thermostatic chrome mixer tap over. There is a shower enclosure with mains fed thermostatic chrome mixer shower within. There are inset ceiling spotlights, extractor fan, part tiling to the walls, chrome towel rail/radiator, shaver sockets and uPVC double glazed window to the side.



### **BEDROOM TWO**

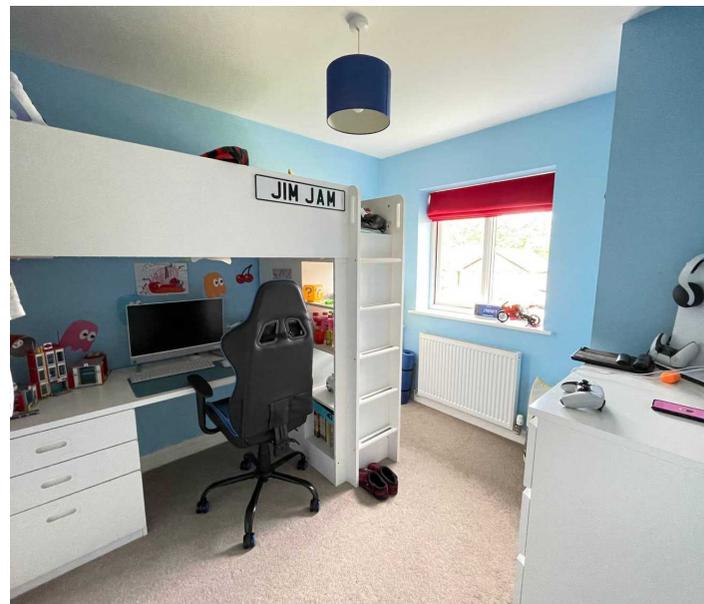
Front facing bedroom with ceiling light, central heating radiator uPVC double glazed window to the front and both TV aerial and Ethernet point.

### **BEDROOM THREE**

Also front facing, there is ceiling light, central heating radiator, uPVC double glazed window and also equipped with TV aerial and Ethernet point.

### **FAMILY BATHROOM**

A fabulous family bathroom with high quality sanitary wear in a four piece configuration, with close coupled W.C., wall mounted basin with thermostatic chrome mixer tap over and bath with thermostatic chrome mixer tap and separate shower enclosure with mains fed thermostatic shower within. There are inset ceiling spotlights, part tiling to walls, central heating radiator and obscure uPVC double glazed window to the side with built in cupboard.





## FAMILY BATHROOM

A fabulous family bathroom with high quality sanitary wear in a four piece configuration, with close coupled W.C., wall mounted basin with thermostatic chrome mixer tap over and bath with thermostatic chrome mixer tap and separate shower enclosure with mains fed thermostatic shower within. There are inset ceiling spotlights, part tiling to walls, central heating radiator and obscure uPVC double glazed window to the side with built in cupboard.



**Simon Blyth**  
ESTATE AGENTS



## **OUTSIDE**

To the front of the home, there is a lawned garden space with shrubs and a tarmac driveway running along the side of the house towards the rear and providing off-street parking for numerous vehicles. The driveway leads in turn to an impressive detached double garage providing further off-road parking for two cars and accessed via electric garage door. The garage has power and lighting, uPVC double glazed window to the side and completed with a pit. Immediately to the rear of the home there is a flagged patio seating area with steps up to lawned garden space with flower beds containing various plants and shrubs and enclosed with perimeter fencing. There is also a hardstanding for a shed and we are informed there are outdoor waterproof sockets to the rear and front of the home.





#### ADDITIONAL INFORMATION:

The EPC rating is a C-70 and the Council Tax band is a D.

#### 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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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

#### 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



## Simon Blyth Estate Agents

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