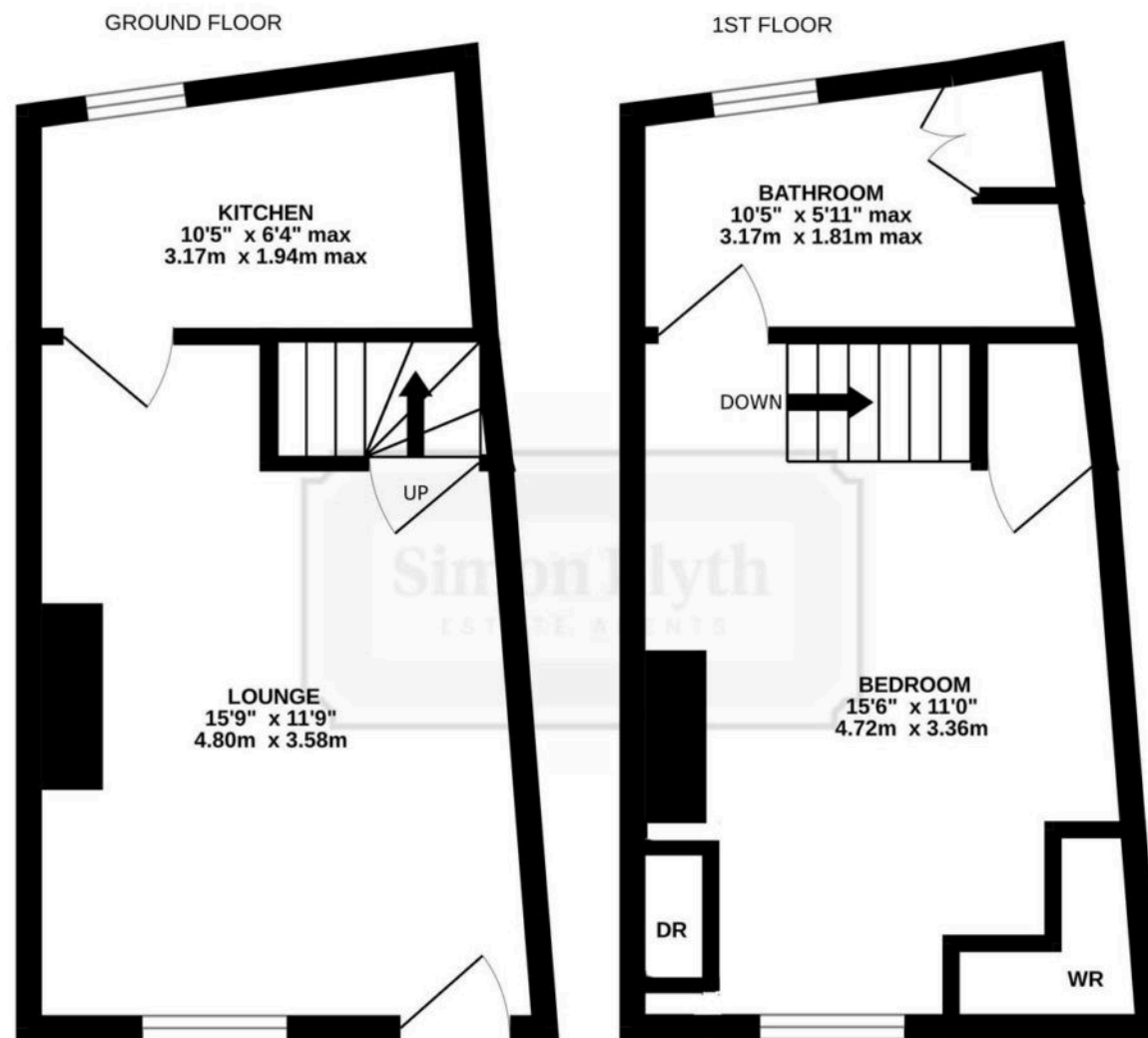




Coldwells Fold, Thurlstone
Sheffield

Offers in the region of **£145,000**



COLDWELLS FOLD

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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Coldwells Fold

Thurlstone, Sheffield

A CHARMING 1800s PERIOD STONE-BUILT TERRACED COTTAGE, WITH PERIOD FEATURES INCLUDING EXPOSED BEAMS AND STONEMASONRY AND TRADITIONAL FINISHES THROUGHOUT WHILE HAVING BEEN BEAUTIFULLY UPGRADED BY THE CURRENT VENDOR. LOCATED IN THE HIGHLY REGARDED VILLAGE OF THURLSTONE AND PRESENTED WITH NO UPPER VENDOR CHAIN, THE PROPERTY IS WELL SITUATED FOR LOCAL AMENITIES INCLUDING PRIMARY SCHOOLS, VILLAGE BAKERY, TWO PUBS AND IN SHORT DISTANCE, THE TRANS PENNINE TRAIL. The ground floor features a living/dining room, with a staircase rising to a spacious double bedroom boasting fitted wardrobes, a chest of drawers, and a cast iron fireplace insert, with a window seat enjoying views over the village and courtyard. The bathroom includes a three-piece white suite with a mains-fed shower, and a cupboard houses the Worcester boiler and plumbing for a washing machine. Externally, a flagged hardstanding provides space for al fresco dining and off-street parking, with a brick-built storage room across the courtyard offering practical storage for bicycles or logs. Period homes of this character, offering a ready-to-move-in interior, are rarely available to the market, so an early viewing is highly recommended.

- CHARMING ONE BEDROOM PERIOD COTTAGE
- LOCATED IN THE HEART OF THE VILLAGE OF THURLSTONE
- NO UPPER VENDOR CHAIN
- OFF-STREET PARKING





ENTRANCE

Access is gained via a uPVC obscured-glass stable-style door, opening directly into the welcoming living/dining room.

LIVING/DINING ROOM

A beautiful and cosy reception room, full of character features including exposed stonework, timber beams and ceiling. The room offers ample space for both living furniture and a dining table with chairs if desired. The focal point is a multi-fuel log burner set on a stone hearth with a stone surround. Natural light is provided by a uPVC double-glazed front window, complemented by three wall lights. A staircase rises to the first floor, and a door leads through to the kitchen.



KITCHEN

Fitted with a range of wall and base units in an off-white shaker style, complemented by solid wood worktops, tiled splashbacks, and exposed ceiling beams that enhance the character of the space. The kitchen offers room for a cooker and a free-standing fridge freezer, along with a Belfast-style ceramic sink with mixer taps over. An uPVC double-glazed rear window provides natural light, while inset ceiling spotlights add additional brightness. The room is further enhanced by a central heating radiator and laminate flooring.

BATHROOM

The bathroom comprises a three-piece white suite, including a close-coupled W.C., a pedestal basin with chrome mixer tap, and a pea-shaped bathtub with chrome mixer taps and an integrated mains-fed shower. The room is fitted with inset ceiling lights and an obscured uPVC double-glazed window to the rear. A spacious cupboard provides plumbing for a washing machine, storage, and houses the Worcester boiler. The walls and floor are fully tiled, and the room is completed with a chrome vertical towel rail doubling as a central heating radiator.





BEDROOM

Rising from the living/dining room, a staircase leads through to a spacious double bedroom. The room is fitted with wardrobes, a chest of drawers, and a dresser. A large uPVC double-glazed window with a seat beneath offers views towards the historic Thurlstone village and the charming courtyard at the front. The bedroom is further enhanced by a charming cast iron fireplace insert set within a traditional stone surround, a period feature that adds both character and a cosy focal point. The room also benefits from a ceiling light and a central heating radiator.



OUTSIDE

To the front, the cottage benefits from a flagged hardstanding, providing a charming space for a bistro table and chairs for al fresco dining, as well as an off-street parking space. Additionally, a small brick-built storage room is located across from the courtyard, offering practical storage for bicycles or the potential to be used as a wood shed.



ADDITIONAL INFORMATION:

The EPC is C 70, and the council tax band is A

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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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

Simon Blyth Estate Agents, Regent Court St. Marys Street – S36 6DT

01226 762400

penistone@simonblyth.co.uk

www.simonblyth.co.uk/

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