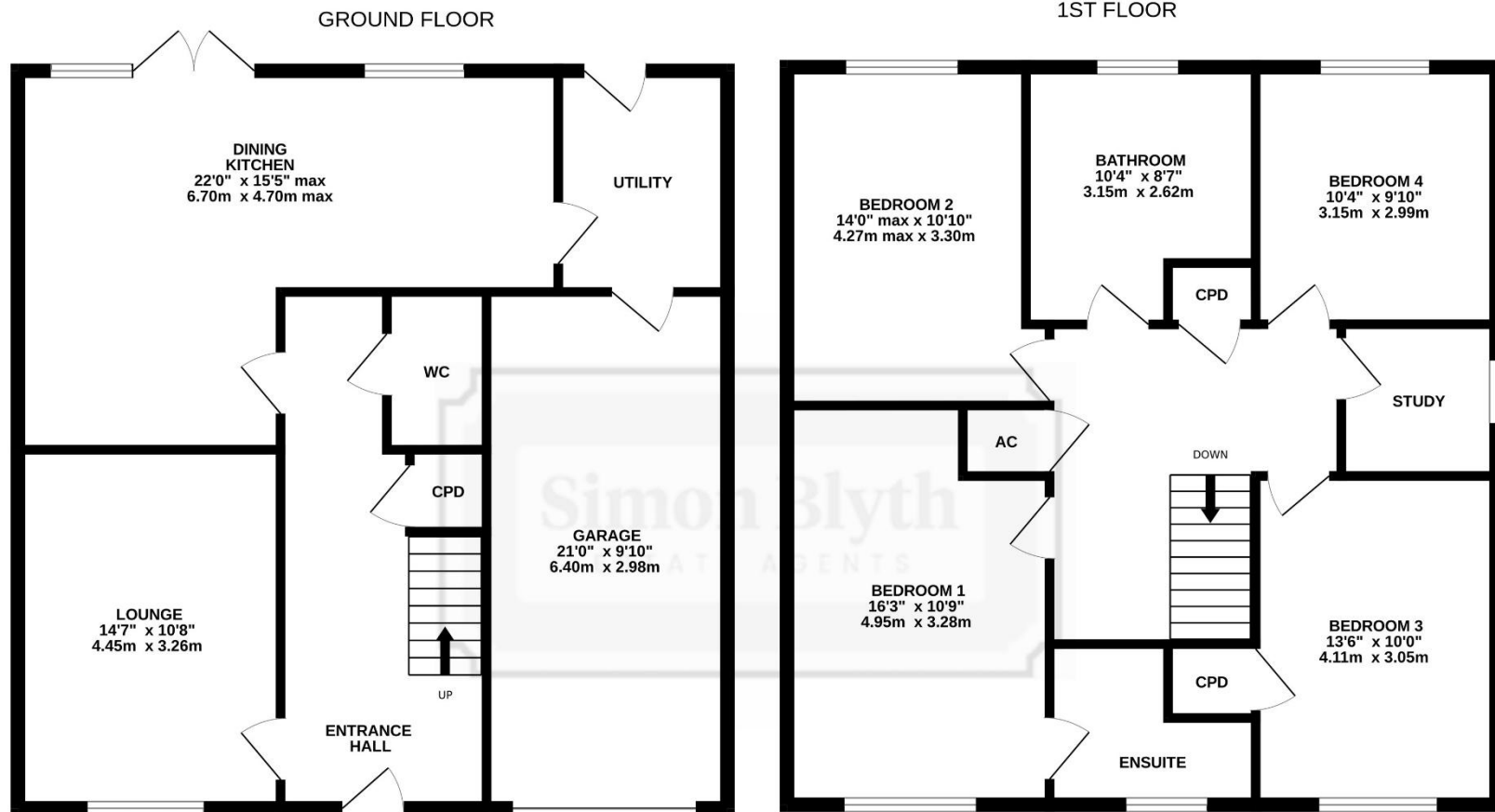




FAIRFIELD, THURGOLAND, S35 7FL



FAIRFIELD

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PROPERTY DESCRIPTION:

OCCUPYING A DESIRABLE END-OF-CUL-DE-SAC POSITION WITHIN THIS ARNCLIFFE HOMES POPULAR RESIDENTIAL DEVELOPMENT, THIS SUBSTANTIAL STONE-BUILT DETACHED FAMILY HOME, COMPLETED IN 2021, IS BEAUTIFULLY PRESENTED THROUGHOUT AND STILL BENEFITS FROM THE REMAINDER OF THE BUILDER'S WARRANTY. THE PROPERTY IS WELL POSITIONED WITH SUPERB VIEWS OVER OPEN COUNTRYSIDE AND BEYOND, TOGETHER WITH GENEROUS GARDENS TO BOTH THE FRONT AND REAR, A SPACIOUS DRIVEWAY, AND INTEGRAL GARAGE. The well-balanced accommodation briefly comprises an entrance hallway, a formal front-facing living room, and a spacious open-plan dining kitchen to the rear with direct access onto the enclosed garden, taking full advantage of the views. There are also a utility room, downstairs W.C, and internal access to the garage. To the first floor are four bedrooms, including an impressive principal suite with en-suite shower room, along with a modern family bathroom and a study. Further benefits include uPVC double glazing, off-street parking, and a peaceful cul-de-sac setting close to local amenities and schooling, with excellent access to commuter links. An early viewing is strongly recommended to fully appreciate the quality and space this home has to offer.

OFFERS IN THE REGION OF £525,000

ENTRANCE HALL

Entrance is gained via a panelled composite door with obscure-glazed inserts into the entrance hall, featuring two ceiling light points, a central heating radiator, wood-effect LVT flooring, and a useful storage cupboard. Stairs rise to the first floor, with doors leading to the following rooms.



DOWNSTAIRS W.C

Comprising a two-piece suite in white, incorporating a close-coupled WC and pedestal hand basin with chrome mixer tap over and tiled splashback. There is inset spotlighting to the ceiling, an extractor fan, and a central heating radiator.



LIVING ROOM

A spacious and well-proportioned reception room offering ample space for a two-piece suite and additional furnishings, creating a comfortable and versatile living area. The room benefits from a uPVC double-glazed window to the front elevation, allowing for plenty of natural light, along with a central ceiling light point and central heating radiator, providing both practicality and comfort throughout.



DINING KITCHEN

The dining kitchen forms a superb open-plan family space and is presented with a high-quality range of shaker-style wall and base units with quartz work surfaces and matching splashbacks. Integrated appliances include a four-ring induction hob with extractor hood over, double oven and grill, fridge freezer and dishwasher, together with a one-and-a-half bowl sink unit with mixer tap. There is ample space for a family dining table, making this an ideal everyday living and entertaining area. The room is well lit via inset spotlighting, additional ceiling lighting, and a uPVC double-glazed window overlooking the rear garden. Twin French-style patio doors with glazed side panels provide direct access onto the enclosed rear garden and perfectly frame the outstanding far-reaching views over open countryside, creating a particularly enviable backdrop to the property.





UTILITY ROOM

The utility room is well fitted with a range of shaker-style base units with work surfaces and splashbacks incorporating a stainless-steel sink unit with mixer tap over. There is plumbing for a washing machine and space for a tumble dryer, together with inset spotlighting, extractor fan, and a central heating radiator. A personal door provides access through to the garage, whilst a composite door with obscure-glazed inserts leads directly out onto the rear garden, enjoying the superb open views beyond.



FIRST FLOOR LANDING

From the entrance hall a staircase rises to the first-floor landing with ceiling light point, loft access via a hatch, central heating radiator, a storage cupboard and separate airing cupboard from here we have doors leading to the following rooms.



BEDROOM ONE

A well-proportioned and light-filled double bedroom enjoying a pleasant front-facing aspect via a uPVC double-glazed window. There is a central ceiling light point, central heating radiator, and an internal door providing access through to the en-suite shower room.



EN-SUITE SHOWER ROOM

The en-suite is fitted with a modern three-piece suite comprising a close-coupled WC, pedestal wash hand basin with chrome mixer tap, and a shower cubicle with mains-fed rainfall shower. There is inset spotlighting, a chrome heated towel rail/radiator, and a uPVC obscure-glazed window to the front elevation. The room is part tiled to the walls, complemented by attractive tiled flooring.



BEDROOM TWO

A further well-proportioned double bedroom positioned to the rear of the property, enjoying fabulous far-reaching views over open countryside and beyond through a uPVC double-glazed window. There is a central ceiling light point and central heating radiator.



BEDROOM THREE

Bedroom three has a central ceiling light point, central heating radiator, a useful storage cupboard and a uPVC, double-glazed window to the front of the property.



BEDROOM FOUR

A generous-sized bedroom with a central ceiling light point and central heating radiator, enjoying a superb rear aspect via uPVC double-glazed windows, taking in far-reaching views over open countryside and beyond.



STUDY

Currently utilised as a study, this versatile room provides an ideal space for home working or study. It benefits from a central ceiling light point, central heating radiator, and a uPVC double-glazed window to the side elevation.



HOUSE BATHROOM

Comprising a modern four-piece suite in white, incorporating a low-flush WC, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap, and a shower cubicle with mains-fed rainfall shower. There is inset spotlighting to the ceiling, extractor fan, chrome heated towel rail, and a uPVC obscure-glazed window. The room is part tiled to the walls and finished with attractive tiled flooring.



OUTSIDE

To the front of the property is a tarmac driveway providing off-street parking for two vehicles and leading to the integral garage, alongside a neat lawned garden with mature planted borders to the side. A paved pathway continues down the side of the property via a timber gate, giving access to the rear garden. To the rear is a flagged patio seating area, ideal for outdoor dining and entertaining, leading onto a lawned garden surrounded by well-stocked mature borders offering a variety of shrubs and flowering plants. In addition, there is a vegetable patch and useful storage area. The rear garden is further enhanced by far-reaching, uninterrupted views across the South Yorkshire countryside, providing a particularly attractive and private outlook.









ADDITIONAL INFORMATION

EPC rating – B-85

Property tenure – Freehold

Council tax band – E

The vendor informs us there is an annual service charge of £200 for the maintenance of the common areas at this residential estate.

VIEWING:

For an appointment to view, please contact the Penistone Office on 01226 762400.

BOUNDARY OWNERSHIP

The boundary ownership 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 provide 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 TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



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