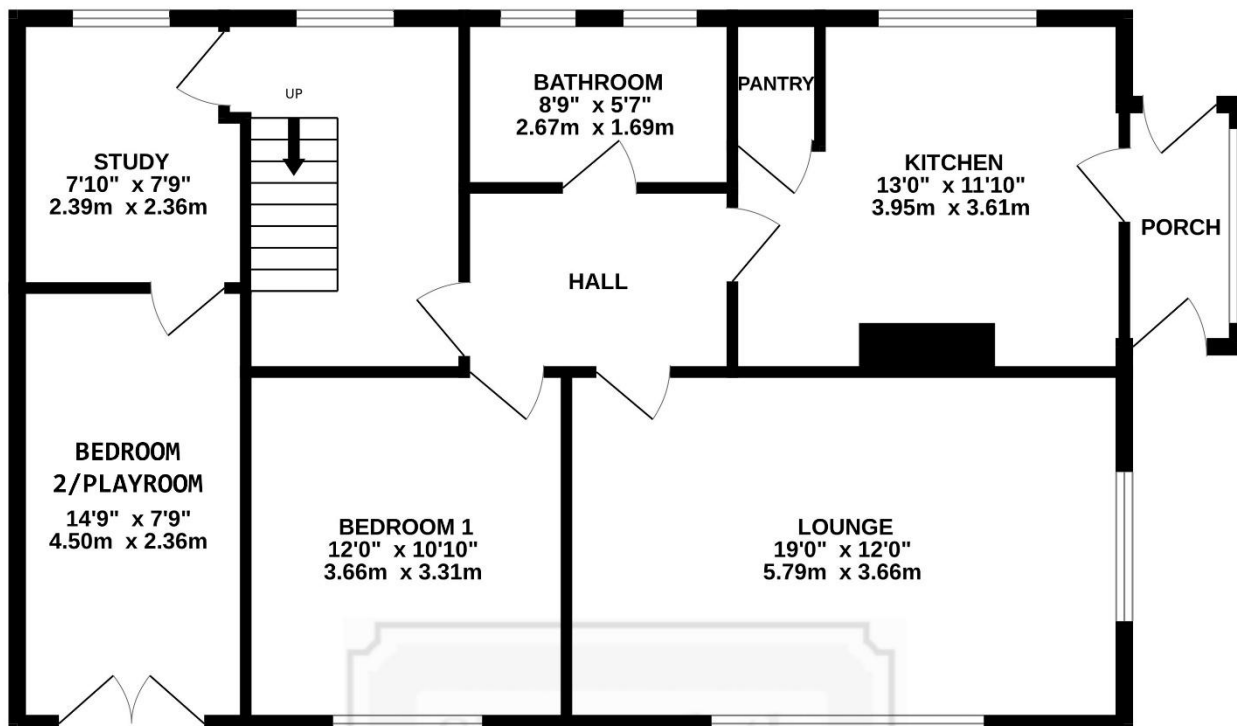


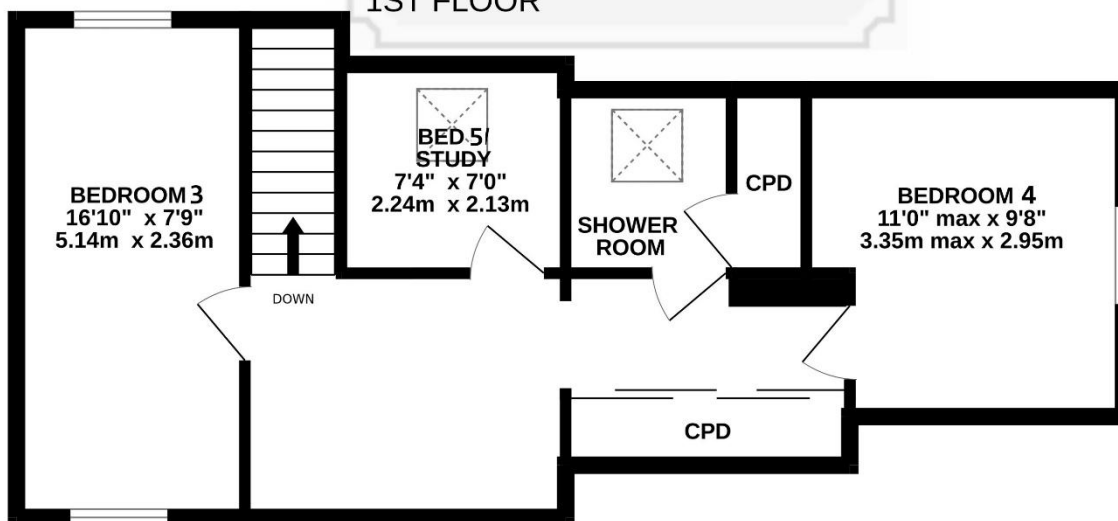


HUDDERSFIELD ROAD, INGBIRCHWORTH, PENISTONE, SHEFFIELD

GROUND FLOOR



1ST FLOOR



HUDDERSFIELD ROAD

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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PROPERTY DESCRIPTION

OCCUPYING A TUCKED-AWAY POSITION AND ENJOYING BREATHTAKING FAR-REACHING VIEWS ACROSS OPEN COUNTRYSIDE, THIS EXCEPTIONAL FOUR/FIVE-BEDROOM DETACHED FAMILY HOME HAS BEEN THOUGHTFULLY AND COMPREHENSIVELY RENOVATED TO AN OUTSTANDING STANDARD, CREATING A BEAUTIFULLY APPOINTED HOME WITH VERSATILE ACCOMMODATION OVER TWO FLOORS. Situated in this highly regarded village, the property offers spacious and flexible living, with interchangeable rooms ideally suited to modern family life. Finished to an excellent specification throughout, the accommodation briefly comprises; entrance porch/boot room, stylish breakfast kitchen with integrated appliances, living room with multi-fuel log burner, house bathroom, principal bedroom, snug, and a versatile second bedroom currently used as a gym/playroom. To the first floor are two further generous double bedrooms, a home office and a contemporary shower room. Externally, the property benefits from gardens to the front and rear, off-street parking and a substantial outbuilding offering a variety of potential uses. Occupying an enviable position surrounded by neighbouring fields, the property enjoys a wonderful sense of privacy and tranquillity together with truly stunning panoramic countryside views. Having been upgraded throughout to a high standard, this outstanding home simply must be viewed to be fully appreciated.

OFFERS IN THE REGION OF £449,950

ENTRANCE PORCH/ BOOT ROOM

Entrance gained via a solid wooden door into entrance porch/boot room. The room has ceiling light and a large picture window to the side of the property as well as a further window to rear providing an abundance of natural light and benefitting from open views to the neighboring fields and beyond.



KITCHEN

An impressive breakfast kitchen which has undergone a comprehensive level of modernisation by the current vendor, resulting in a stylish and contemporary space. The kitchen is fitted with an extensive range of grey shaker-style wall and base units, complemented by contrasting wood-effect laminate work surfaces with matching upstands and tiled splashbacks. Integrated appliances include a Lamona four-burner induction hob with chimney-style extractor hood over, integrated dishwasher, electric double oven and grill, together with an integrated fridge and freezer. There is a stainless-steel sink and drainer with chrome mixer tap positioned beneath a generous uPVC double glazed window overlooking the property's front garden. The room is further enhanced by inset ceiling spotlights, a wall-mounted electric heater, and attractive wood-effect laminate flooring. An internal door leads to a useful pantry, providing additional storage, whilst a further door gives access to inner hallway.





INNER HALL

A spacious inner hallway with continuation of the attractive wood-effect laminate flooring, ceiling light point and wall-mounted electric heater. The inner hall flows through to a further landing area via an open archway, where a staircase rises to the first-floor landing. There is useful under-stairs space providing coat hanging and storage potential, together with natural light provided by a uPVC double glazed window to the front elevation. From here, access is gained to the following accommodation:



LIVING ROOM

A generously proportioned reception room, flooded with natural light courtesy of a large uPVC double glazed picture window to the rear elevation, perfectly framing breathtaking views across the neighbouring open countryside and beyond. A further uPVC double glazed window to the side elevation enhances the light and outlook. The main focal point of the room is a multi-fuel stove set beneath a stone mantel and complemented with a porcelain tiled recess, creating a warm and inviting atmosphere whilst providing an excellent additional source of heating. The room is further complemented by ceiling lights, a wall-mounted electric heater, continuation of the attractive wood-effect flooring, and offers ample space for both lounge and dining furniture if desired.





BEDROOM ONE

A versatile ground floor room, currently utilised as a double bedroom, but equally well suited for use as a second reception room, dining room or home office, depending on the purchaser's individual requirements. Enjoying a rear-facing aspect, the room benefits from a uPVC double glazed window overlooking the property's own gardens, with fabulous far-reaching views across the open countryside beyond. Finished with attractive wood-effect flooring and, wall-mounted electric heater and ceiling light; this flexible space further enhances the generous and adaptable accommodation on offer throughout the property.



BATHROOM

Comprising a modern three-piece white suite in the form of a close-coupled W.C., a hand wash basin set within a vanity unit with chrome mixer tap over, and a bathtub with chrome mixer tap and shower attachment. There is also a separate shower enclosure with mains-fed shower and chrome controls within. The room benefits from two uPVC obscured double glazed windows to the front elevation, inset ceiling spotlights, part tiling to walls and a ladder-style chrome heated towel rail/radiator wood effect laminate flooring throughout.



OFFICE/SNUG

Currently utilised as a home office, this versatile space could equally be used as a snug or additional sitting area, particularly given its convenient connection to bedroom two/gym/playroom, offering the potential to create a superb multifunctional living zone. The room benefits from a uPVC double glazed window to the front elevation, inset ceiling spotlights, a wall-mounted electric heater, and continuation of the attractive wood-effect flooring, providing a practical yet flexible space within the accommodation.



BEDROOM TWO/GYM/PLAYROOM

A spacious and versatile room with continuation of the wood-effect flooring, inset ceiling spotlights, and a wall-mounted electric heater. The uPVC double glazed French doors provide direct access out to the rear garden, whilst also enjoying wonderful open views across neighbouring fields, enhancing the sense of space and outlook.



FIRST FLOOR LANDING

From the inner hall, a staircase rises to the first-floor landing, which benefits from inset ceiling spotlights and a wall-mounted electric heater. There is a range of built-in wardrobes providing ample storage space. The landing extends the full length of the property, connecting accommodation at both ends and enhancing the sense of space throughout the first floor. From here we connect to the following rooms:



BEDROOM THREE

A further double bedroom featuring inset ceiling spotlights, a wall-mounted electric heater, Velux window to the front and uPVC double glazed window to rear, allowing natural light to flood the room. The space benefits from a bright and airy feel, though it is important to note there are some head height restrictions within the room.



BEDROOM FOUR

Positioned at the opposite end of the spacious landing, this further double bedroom is of good size and benefits from ceiling light and a wall-mounted electric heater. A uPVC double glazed window to the side elevation provides excellent natural light and enjoys fantastic open countryside views across neighbouring fields and beyond.



HOME OFFICE

A further useful and versatile room, currently used as a secondary home office, with ceiling light, electric mounted heater, and Velux window to front.



SHOWER ROOM

Comprising a two-piece white suite in the form of a close-coupled W.C. and a hand wash basin set within a vanity unit, together with a shower enclosure housing a Mira mains-fed shower with glazed screen and shower attachment. The room is further enhanced by a Velux window to the front elevation, providing an abundance of natural light. There is also a chrome heated towel rail/radiator and access to useful under-eaves storage.



OUTSIDE

The property enjoys a set-back position from Huddersfield Road, offering a tucked-away feel and an attractive frontage. The front garden is predominantly laid to lawn and is fully enclosed by mature hedging and fencing, with a pedestrian gate opening onto a tarmac pathway leading to the entrance. A gravelled seating area provides an ideal space for outdoor furniture and enjoying the surroundings. To the side of the property is a substantial timber outbuilding, currently used for storage but offering excellent potential to be converted into a home office, studio or hobby room. The outbuilding benefits from a uPVC double glazed window to the front and a uPVC double glazed entrance door. There is also a further generous timber garden shed set within a decked area. The pathway continues around the property to the rear garden. The rear garden is predominantly laid to lawn and enclosed by attractive dry-stone walling. The garden is well stocked with a variety of mature shrubs, plants and flower beds, creating a delightful outdoor space, and leads through to the driveway. Please note there is vehicular access to the driveway from Wellthorne Avenue at the rear of the property. Occupying an enviable position, the property is set back from the road and enjoys neighbouring fields views together with stunning far-reaching views across open countryside, creating a wonderful sense of privacy and tranquility.









ADDITIONAL INFORMATION

*The property benefits from solar panels. The vendor informs us that the solar panels benefit from income of around £2700 per year towards heating costs of around £3600

EPC rating – E-41

Property tenure – Freehold

Council tax band – C

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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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 - 1:00



MAIN CONTACTS

T: +44 (0)1226 762400

W: www.simonblyth.co.uk

A: 1 St. Marys Street

Penistone

Sheffield

S36 6LR

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WWW.SIMONBLYTH.CO.UK

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730