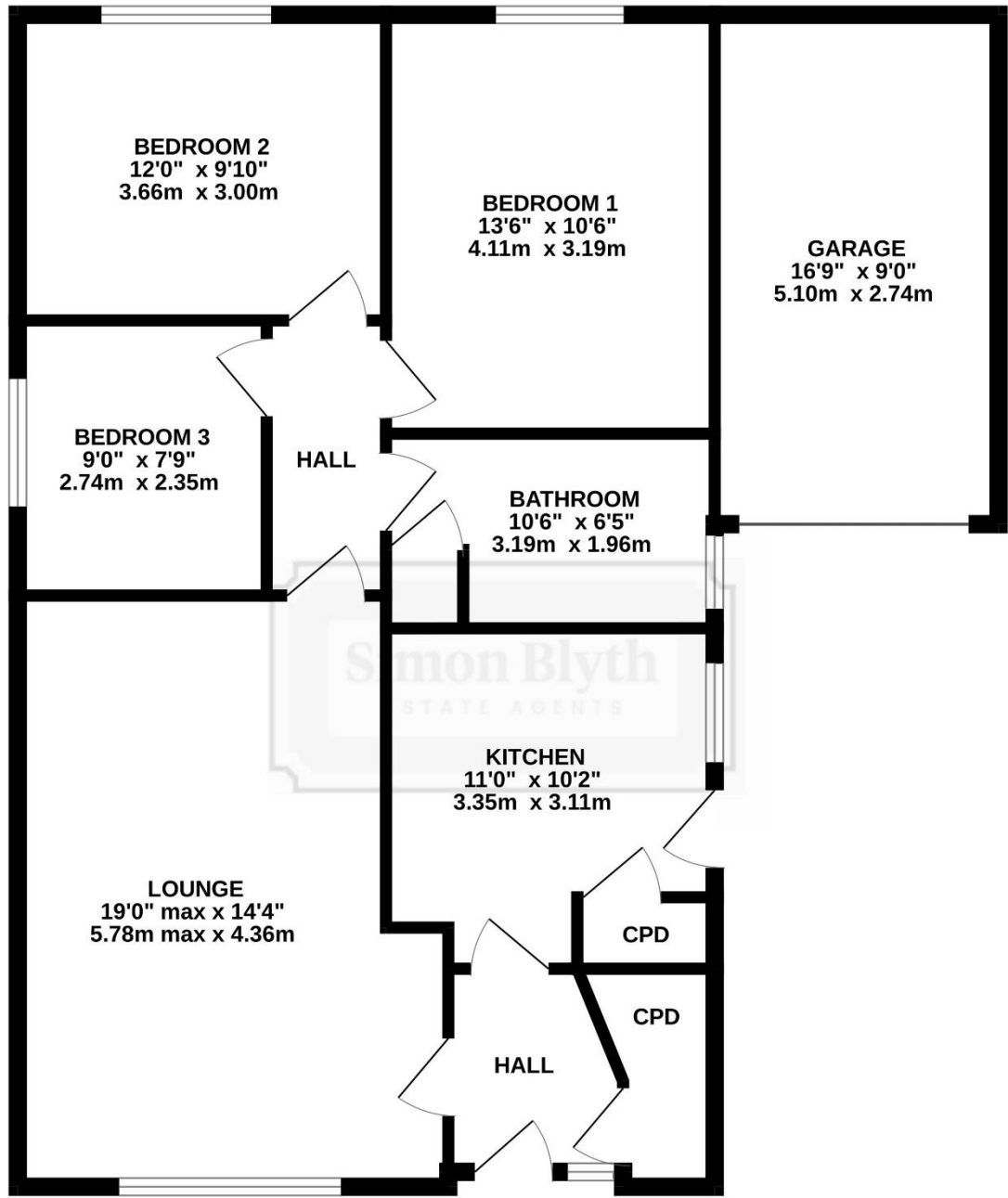


Simon Blyth
ESTATE AGENTS



HALL ROYD WALK, SILKSTONE COMMON



HALL ROYD WALK

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

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN IS THIS DETACHED TRUE BUNGALOW, BOASTING THREE DOUBLE BEDROOMS AND OCCUPYING A PARTICULARLY GENEROUS PLOT. SITUATED IN THE HIGHLY REGARDED VILLAGE OF SILKSTONE COMMON, WELL PLACED FOR A RANGE OF LOCAL AMENITIES AND THE NEARBY TRAIN STATION. THE ACCOMMODATION BRIEFLY COMPRISES: ENTRANCE HALL WITH CLOAKS CUPBOARD, BREAKFAST KITCHEN, OPEN-PLAN LIVING AND DINING ROOM, THREE WELL-PROPORTIONED DOUBLE BEDROOMS AND A BATHROOM. Externally, to the front of the property there is a lawned garden and a tarmac driveway providing off-street parking, leading to the attached garage. To the rear is a fabulous, generously sized garden, predominantly laid to lawn, with a flagged patio area and well-stocked flower and shrub beds, creating an excellent outdoor space. Properties of this nature, in such a sought-after location, rarely come to the market and therefore an early viewing is highly recommended.

OFFERS IN REGION OF: £360,000

ENTRANCE HALLWAY

Entrance gained via a double glazed front door with obscure glazed inserts and an adjoining window into the entrance hall. The entrance hall features decorative coving to the ceiling, a ceiling light point and a central heating radiator. There is a door providing access to a cloaks cupboard which houses the wall mounted boiler, The Cloak's cupboard features fitted shelving with ample space for coats and boots. Further doors lead through to the kitchen and the open-plan living/dining room.



OPEN PLAN LIVING DINING ROOM

As the photography suggests, the open plan living dining room is a generous proportioned light and airy reception room, which features a bank of double-glazed windows to the front elevation with pleasant open outlook across neighbouring rooftops and of a tree-lined backdrop. There are two ceiling lights, two central heating radiators, telephone point, and a multi-panel timber and glazed door provides access to the inner hallway.



HALL ROYD WALK, SILKSTONE COMMON

KITCHEN

The kitchen features a range of fitted wall and base units with shaker style cupboard fronts and complimentary rolled edge work surfaces over, which incorporates a single bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with a four-ring Lenovo gas hob with canopy style cooker hood over and a built-in electric fan assisted oven. There is tiling to these splash areas, under unit lighting, a fluorescent tube light point to the ceiling, and a useful pantry which has fitted shelving in situ. Additionally, the kitchen features tile effect vinyl flooring, plumbing and provisions for an automatic washing machine with space for a tall standing fridge and freezer unit. There is a double-glazed window with obscure glass in the side elevation and a bank of windows also providing a great deal of natural light.



INNER HALLWAY

The inner hallway has a ceiling light, loft hatch and doors provide access to three well-proportioned double bedrooms and the house bathroom.

BEDROOM ONE

Bedroom one is a generous proportioned light and airy double bedroom which has ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation with pleasant views onto the lawn gardens. There is also ceiling light and central heating radiator.



BEDROOM TWO

A further double bedroom which has ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, again providing pleasant views onto the property's gardens. The room has a ceiling light and central heating radiator.



BEDROOM THREE

Bedroom three can accommodate a double bed or perhaps be utilised as a home office. It features a ceiling light, central heating radiator and a bank of double-glazed windows to the side elevation.



BATHROOM

The bathroom features a white three-piece suite, which comprises of a low-level WC with push-button flush, pedestal wash hand basin, and a panel bath with electric Briston Thrill shower over. There are fitted cupboards providing a great deal of storage for toiletries and towels, ceiling light, extractor fan, central heating radiator, and a double-glazed window with obscure glass and tiled surround to the side elevation.



OUTSIDE

The property is positioned within a quiet residential setting, conveniently close to the village amenities yet pleasantly tucked away. Externally, to the front, there is a lawned garden alongside a driveway running to the side of the property, providing off-street parking and leading through iron gates to the integral single garage, offering further parking or useful storage space. A paved pathway to the side of the garage gives access to the rear garden. The rear garden is fully enclosed with fencing and hedging and is predominantly laid to lawn. To the far end, a well-stocked rockery with a variety of shrubs and plants creates a private and sheltered backdrop, ideal for outdoor seating. There is also a flagged hardstanding area, perfectly suited for garden furniture or the placement of a shed.







ADDITIONAL INFORMATION

EPC rating – D-68

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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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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OFFICE OPENING TIME

7 DAYS A WEEK

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Sunday - 11:00 to 1:00pm



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