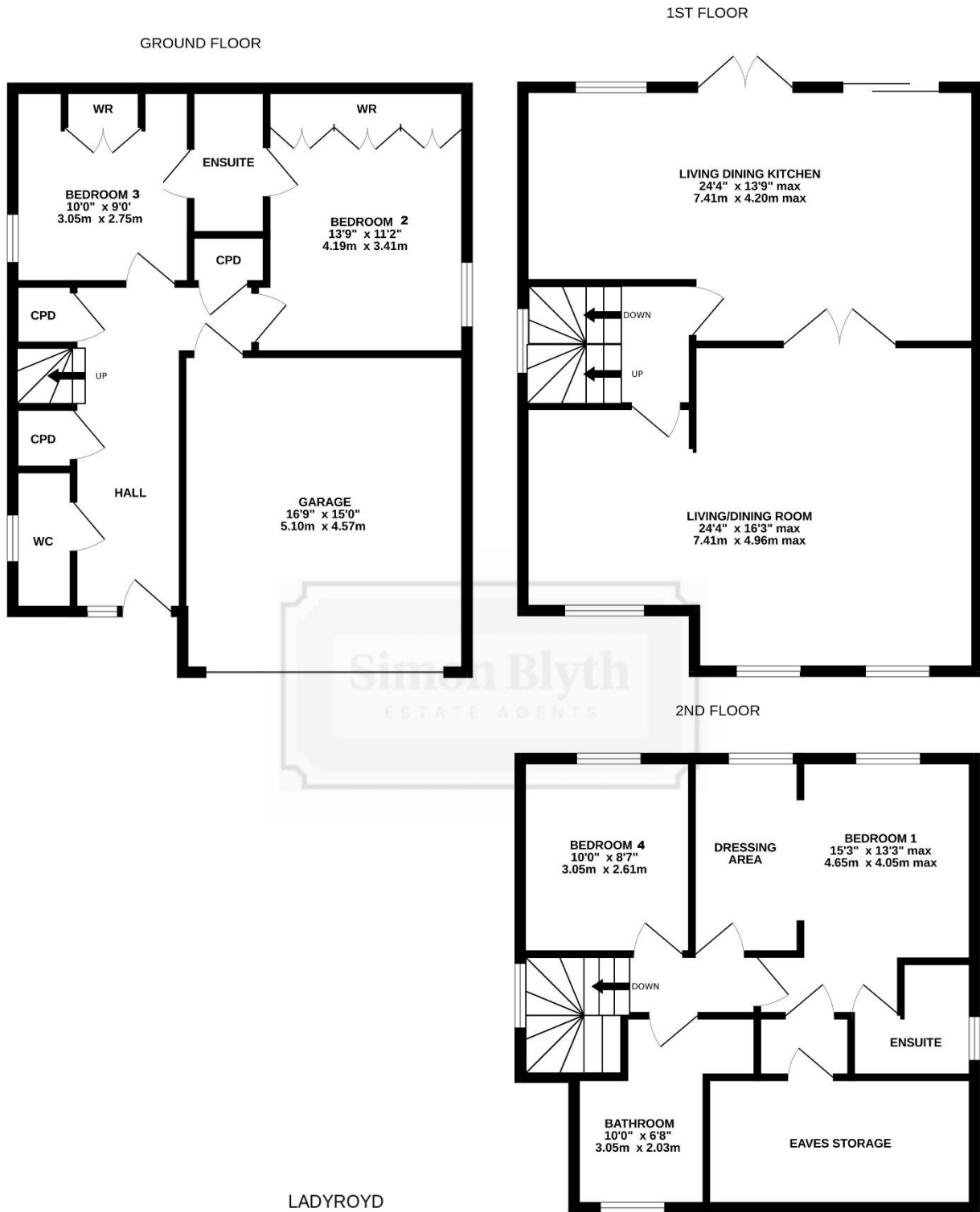




**LADYROYD, SILKSTONE COMMON, S75 4SF**



LADYROYD

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

SET WITHIN THIS HIGHLY REGARDED DEVELOPMENT IN THE EVER POPULAR VILLAGE OF SILKSTONE COMMON, IS THIS WELL APPOINTED AND GENEROUSLY PROPORTIONED FOUR BEDROOM DETACHED FAMILY HOME, IDEALLY POSITIONED FOR COMMUTING, WITH A NEARBY TRAIN STATION AND WELL REGARDED SCHOOLING CLOSE BY. The property benefits from a range of modern fixtures and fittings throughout and offers versatile accommodation set over three floors, briefly comprising: To the ground floor: entrance hallway, downstairs W.C., useful storage/cloak cupboard, two double bedrooms both benefiting from access to a Jack and Jill en-suite shower room, and internal access to the integral garage. To the first floor: a spacious open plan living dining room and an impressive living breakfast kitchen, ideal for both everyday living and entertaining. To the second floor: two further bedrooms, including the principal bedroom with dressing area and en-suite shower room, together with the house bathroom. Externally, the property enjoys off-street parking to the front, leading to the garage. To the rear, there is a spacious decked seating area and lawned garden, ideal for outdoor enjoyment. Properties of this nature, in such a sought-after location and pristinely presented are rarely available on the open market. An early viewing is highly recommended to fully appreciate the space and setting on offer.

**OFFERS IN REGION OF: £480,000**

### DOWNSTAIRS W.C

Comprising a two-piece white suite in the form of a low-level W.C. and hand wash basin set within a vanity unit, with chrome mixer tap over and tiled splashback. There is a ceiling light, tiled flooring, central heating radiator, and an obscure uPVC double glazed window to the side elevation.



### BEDROOM TWO

A well-proportioned double bedroom, benefiting from wall-to-wall fitted wardrobes, ceiling light, central heating radiator and a uPVC double glazed window to the side elevation. A door provides access to the Jack and Jill en-suite shower room.



### JACK AND JILL SHOWER ROOM

Comprising a three-piece white suite in the form of a close-coupled W.C., hand wash basin set within a vanity unit with chrome taps over, and a fully tiled double shower enclosure with mains-fed shower within. There are inset ceiling spotlights, an extractor fan, a central heating radiator, and tiled flooring.



### BEDROOM THREE

A further double bedroom with ceiling light, fitted wardrobes, central heating radiator and uPVC double glazed window to side.



## FIRST FLOOR LANDING

From entrance hallway, staircase rises and turns to first floor landing. With ceiling light, uPVC double glazed window to side and staircase rising to second floor landing. Here we gain access to the following rooms:

## OPEN PLAN LIVING BREAKFAST KITCHEN

A stunning open plan space, flooded with natural light, incorporating the kitchen, breakfast island and additional seating area. The room enjoys an abundance of light via uPVC twin French doors leading out to the rear garden and decking area, further uPVC sliding doors also providing access outside, and an additional uPVC double glazed window to the rear elevation. The kitchen features a range of wall and base units in a grey matt shaker style, complemented by contrasting engineered quartz worktops with matching upstands and splashbacks, and finished with solid oak flooring. A central island, matching the kitchen units and worktops, provides additional base units for excellent storage and creates an ideal space for informal dining. Integrated appliances include a fridge/freezer, AEG double oven and grill, AEG four burner induction hob with chimney-style extractor fan over, one and a half bowl stainless steel sink with chrome mixer tap set beneath the rear-facing window, and an integrated dishwasher. There are inset ceiling spotlights and a central heating radiator, completing this versatile and impressive living space.





## LIVING/ DINING ROOM

From the open plan living breakfast kitchen, access is gained via twin wood and glazed doors into the living/dining room. An excellently proportioned principal reception space, benefiting from an open plan feel and offering a versatile layout with ample room for both lounge furniture and a formal dining table, as currently utilised. The room enjoys a high degree of natural light via three separate uPVC double glazed windows to the front elevation, commanding pleasant views across the surrounding countryside. There are inset ceiling spotlights throughout, two central heating radiators, and the main focal point is a living flame effect gas stove set within a decorative mantel surround.



## SECOND FLOOR LANDING

From first floor landing, staircase rises and turns to second floor landing. With ceiling light, uPVC double glazed window to side and access to loft via a hatch. Here we gain access to the following rooms:

## BEDROOM ONE

A fabulously proportioned principal suite, featuring a ceiling light, central heating radiator and two uPVC double glazed windows to the rear elevation. The room benefits from a spacious dressing area, together with a separate walk-in cupboard providing further storage space. A further door connects to the en-suite shower room. Please note, the dressing area also has its own separate access door, meaning the space could easily be reconfigured to create an additional bedroom or a separate walk-in wardrobe, if so desired.



### **BEDROOM ONE SHOWER ROOM**

Comprising a three-piece suite in the form of a close-coupled W.C. and hand wash basin set within a vanity unit with chrome mixer tap over, together with a double shower enclosure with mains-fed shower within. There are inset ceiling spotlights, full tiling to walls and floor, a central heating radiator, and an obscure uPVC double glazed window to the side elevation.



### **BEDROOM FOUR**

A rear facing double bedroom with ceiling light, central heating radiator and uPVC double glazed window enjoying views towards the garden.



## HOUSE BATHROOM

Comprising a three-piece suite in the form of a close-coupled W.C., hand wash basin set within a wall-mounted vanity unit with chrome mixer tap over and tiled splashbacks, and a bathtub with chrome mixer taps over. There are inset ceiling spotlights, an extractor fan, a central heating radiator, part tiling to the walls, wood-effect laminate flooring, and an obscure uPVC double glazed window to the front elevation.



## OUTSIDE

To the front of the home there is a double width driveway providing off-street parking for several vehicles, leading to the integral double garage with Hormann electrically operated up and over door, offering further parking and storage. There is a bed of shrubs and planting to the frontage, with a pathway leading to the side of the property and gated access to the rear garden. To the rear, the property enjoys an enclosed garden, divided into two principal areas and fully enclosed with perimeter fencing. Immediately to the rear there is a spacious decked seating area, accessible via both the twin French doors from the breakfast kitchen and sliding doors from the living space, creating an excellent indoor/outdoor flow. Beyond this, steps rise to a mainly laid to lawn garden with mature trees and established planting. The garden is private and not directly overlooked, offering a peaceful and secluded outdoor space.





## **ADDITIONAL INFORMATION**

EPC rating – C-74  
Property tenure – Freehold  
Council tax band – F

The vendor informs us that a new boiler has been installed 3 years ago.

Brand new electric Horman Garage Door.

All UPVC windows and doors replace last year with FENSA certificate.

New block paved driveway.

Recently replaced decking.

## **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

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 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 TIME 7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

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### MAIN CONTACTS

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