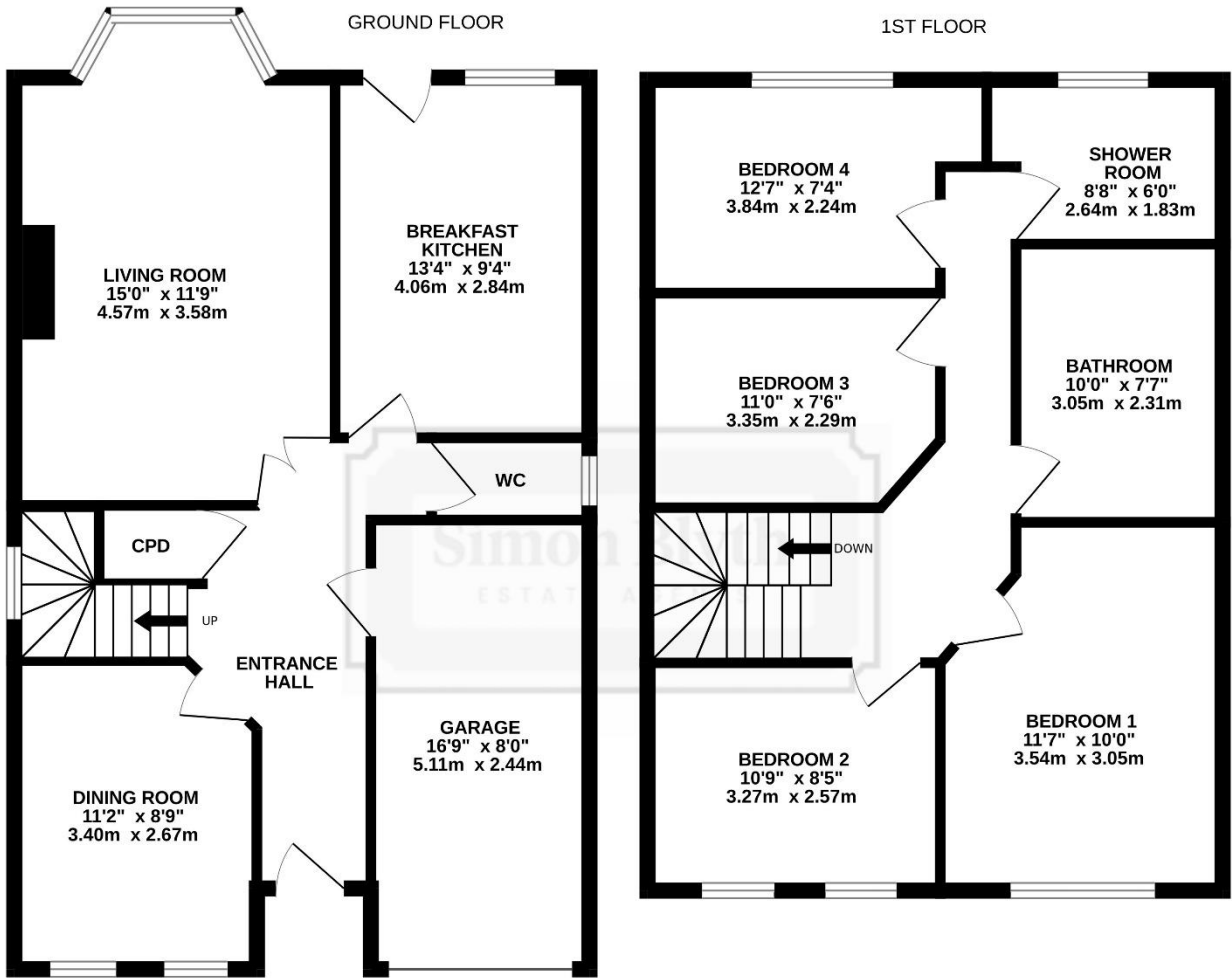


Simon Blyth
ESTATE AGENTS



LINDEN CRESCENT, STOCKSBRIDGE, S36 1DF



LINDEN CRESCENT

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

THIS IS SUPERB FOUR-BEDROOM DETACHED FAMILY HOME IN STUNNING READY-TO-MOVE-IN CONDITION. THE GROUND FLOOR IS ARRANGED WITH A LARGE LIGHT AND BRIGHT ENTRANCE HALLWAY OFF WHICH THERE IS A FRONT SNUG/DINING ROOM, A LARGE FAMILY LIVING ROOM WITH BAY WINDOW, A LARGE FAMILY KITCHEN/BREAKFAST ROOM (with access to the rear patio/garden) AND A DOWNSTAIRS WC/WASHROOM. THE GREAT LIVING ACCOMMODATION CONTINUES ON THE FIRST FLOOR WITH A LARGE DOUBLE BEDROOM TO THE FRONT, A FURTHER SECOND DOUBLE BEDROOM TO THE REAR (overlooking the rear garden) AND TWO FURTHER SINGLE BEDROOMS. IN ADDITION TO THE BEDROOMS THERE IS A LARGE FAMILY BATHROOM WITH SEPARATE BATH AND SHOWER AND A FURTHER SEPARATE MODERN SHOWER ROOM. THE PROPERTY ALSO BENEFITS FROM AN INTEGRAL GARAGE WITH INTERNAL ACCESS FROM THE GROUND FLOOR HALLWAY, DRIVEWAY PARKING FOR TWO CARS AND A LARGE REAR PATIO AND GARDEN WHICH IS IDEAL FOR ENTERTAINING FAMILY AND FRIENDS. THIS IS A HOUSE THAT SHOULD BE VIEWED AT YOUR EARLIEST OPPORTUNITY SO AS NOT TO MISS OUT.

Property Tenure: Freehold Council Tax Band: D EPC Rating: C/77

Offers Over £370,000

ENTRANCE

Large hallway equipped with two ceiling lights, coving to ceiling, storage underneath the stairs and access to the integral garage. Here we gain access to the following rooms.

LIVING ROOM

Measurements – 15'0" x 11'9"

Double doors lead into the rear facing living room with a uPVC double glazed bay window overlooking the garden. There is ceiling light, two central heating radiators, coving to ceiling and the focal point of the room being the electric feature fireplace.



SNUG/DINING ROOM

Measurements – 11'2" x 8'9"

A well-proportioned room currently used as a snug but can also serve as a good dining room if so required.



KITCHEN/BREAKFAST ROOM

Measurements – 13'4" x 9'4"

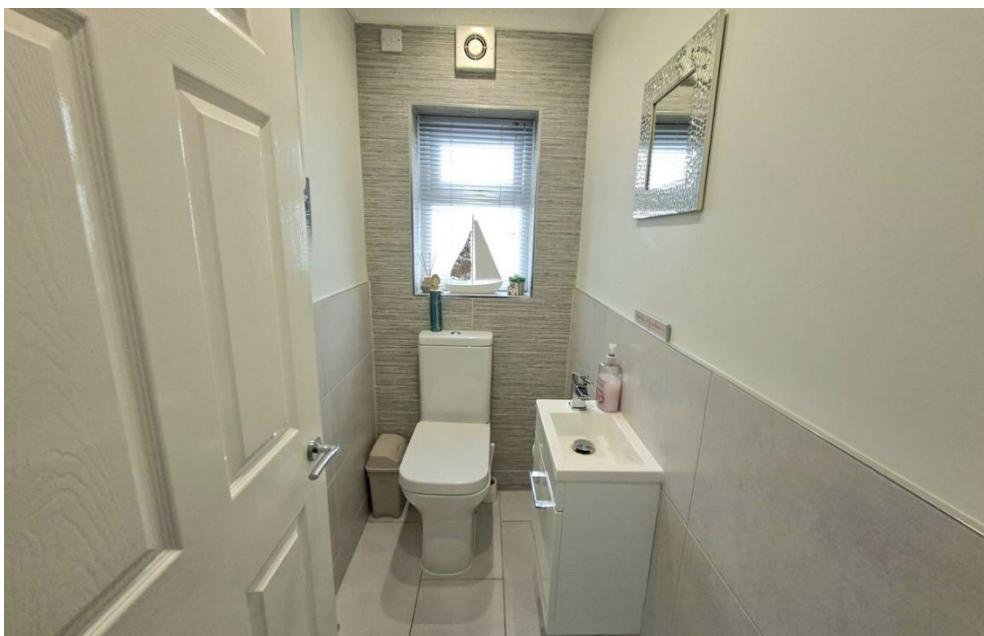
The kitchen is fully equipped with a range of wall and base units with contrasting granite worktops. There is stylish Karndean LVT flooring and space for a small table and chairs. The fitted appliances are as follows; Built in electric oven/microwave, induction hob with extractor fan over, integrated dishwasher and tall fridge/freezer in its own cupboard unit with storage above. There are inset ceiling spotlights, an upstanding central heating radiator and double-glazed window to the rear overlooking the garden. There is a composite uPVC door to the rear which provides access to the rear garden.





DOWNSTAIRS WC

The downstairs WC/washroom has WC and wall mounted basin, extractor fan, central heating radiator and opaque uPVC double glazed window to the side.



FIRST FLOOR LANDING

From entrance hallway staircase rises and turns to the first floor landing. With two ceiling lights, coving to the ceiling, and access to the partially boarded loft via a hatch.

BEDROOM ONE

Measurements – 11'7" x 10'0"

Located at the front of the property with uPVC double glazed window. Central heating radiator, ceiling light and fitted wardrobes.



BEDROOM TWO

Measurements – 10'9" x 8'5"

Front facing bedroom with ceiling light, central heating radiator and two uPVC double glazed windows.



BEDROOM THREE

Measurements – 11'0" x 7'6"

Rear facing with a large uPVC double glazed window, central heating radiator and ceiling light.



BEDROOM FOUR

Measurements – 12'7" x 7'4"

A mid-position bedroom with uPVC window to the side of the property.

BATHROOM

Measurements – 10'0" x 7'7"

This large family bathroom which comes fully equipped with corner bath with gold effect taps over, pedestal basin with gold effect taps over, separate mixer shower with enclosure and a bidet. There are inset ceiling spotlights, towel rail/radiator and opaque uPVC double glazed window to the side.



SECOND SHOWER ROOM

Measurements – 8'8" x 6'0"

Fully equipped with low level WC, corner shower with mixer shower within, basin sat within vanity unit, inset ceiling spotlights, vinyl flooring, extractor fan and rear facing obscure uPVC double glazed window.



REAR EXTERNAL



ADDITIONAL INFORMATION

EPC rating – C

Property tenure – Freehold

Local authority – Sheffield City Council

Council tax band – D

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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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

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Sunday - 11:00 to 16:00



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