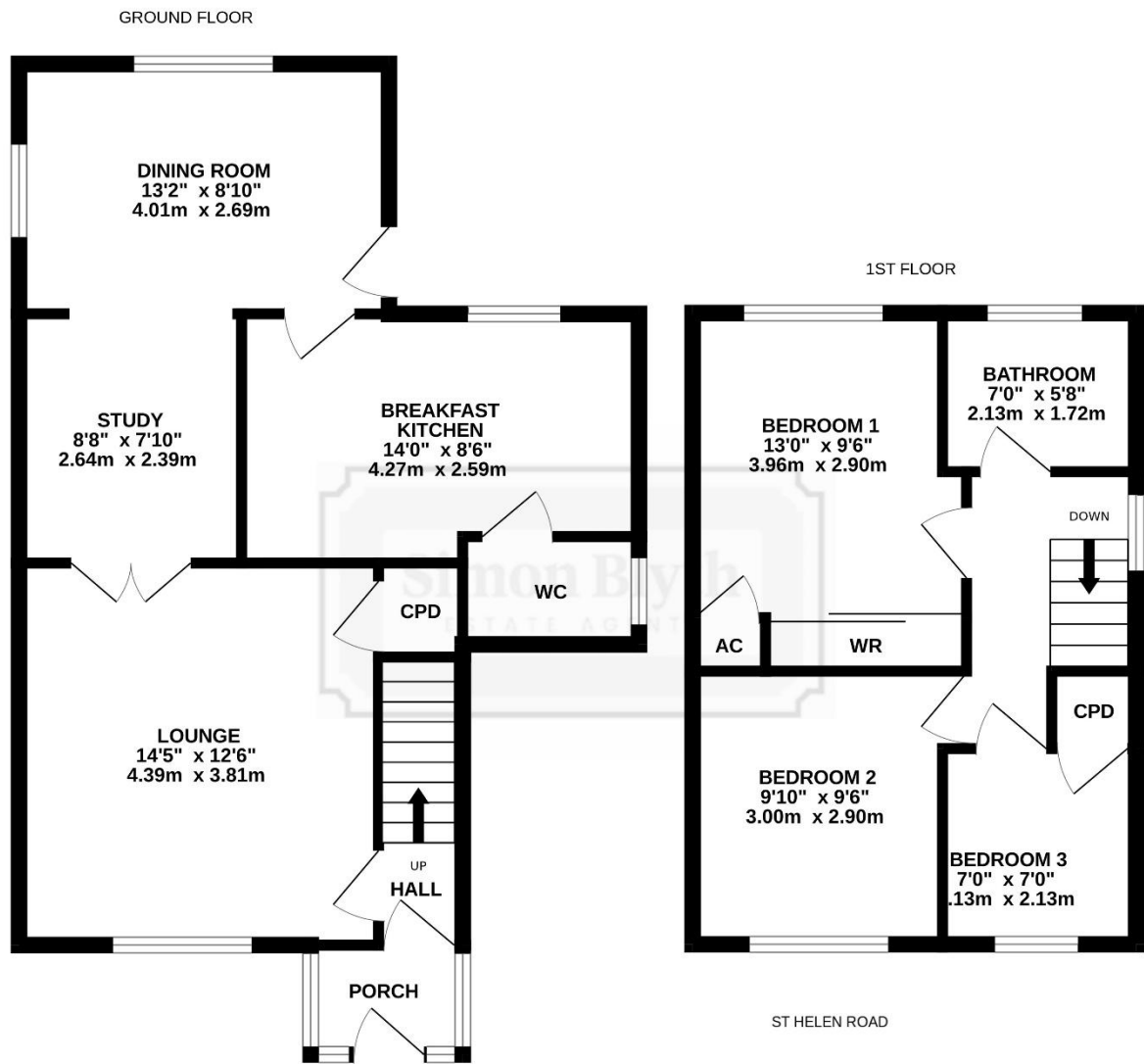


Simon Blyth
ESTATE AGENTS



ST. HELEN ROAD, DEEPCAR, S36 2TQ



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 THREE-BEDROOM DETACHED PROPERTY IS A SUPERB FAMILY HOME. THE GROUND FLOOR IS ARRANGED WITH AN OPEN LIVING ROOM AND DINING AREA SPACE, A VERY MODERN AND EXTREMELY WELL-PRESENTED KITCHEN AND A DOWNSTAIRS WC/WASHROOM. THE FIRST FLOOR COMPRISES TWO GOOD DOUBLE BEDROOMS ALONG WITH A FURTHER SINGLE BEDROOM AND A FAMILY BATHROOM WITH A MODERN SUITE AND SHOWER POSITIONED OVER THE BATH. THE INCREDIBLE SPACE CONTINUES OUTSIDE WITH THE HOUSE SITTING ON A GREAT SIZE CORNER PLOT GIVING A LARGE GARDEN AREA WHICH IS MADE UP OF A DECKED SEATING AREA TO TAKE IN SOME GREAT VIEWS, A FAUX GRASSED AREA AND AN ESTABLISHED PLANTED SECTION - ALL OF THIS SPACE IS FANTASTIC FOR ENTERTAINING/SOCIALISING WITH FAMILY AND FRIENDS. THERE IS ALSO A DETACHED METAL STORAGE SHED. TO THE FRONT OF THE PROPERTY THERE IS AMPLE DRIVEWAY PARKING FOR TWO CARS. THIS PROPERTY NEEDS TO BE VIEWED EARLY SO AS NOT TO MISS THIS OPPORTUNITY.

Property Tenure: Freehold Council Tax Band: C EPC Rating: D/68

Offers In The Region Of £265,000

LOUNGE

Measurements – 14'5" x 12'8"

This is stunning family living room with good quality wood effect flooring and great natural light via the large picture window.



DINING ROOM

Measurements – 13'2" x 8'10"

A large family dining space adjacent to the kitchen with windows on two aspects overlooking the rear garden.



KITCHEN/BREAKFAST ROOM

Measurements – 14'0" x 8'6"

The kitchen/breakfast room is very modern with built-in oven, central island incorporating an induction hob with extractor above.



DOWNSTAIRS WC/WASHROOM



PRIMARY BEDROOM

Measurements – 13'0" x 9'6"

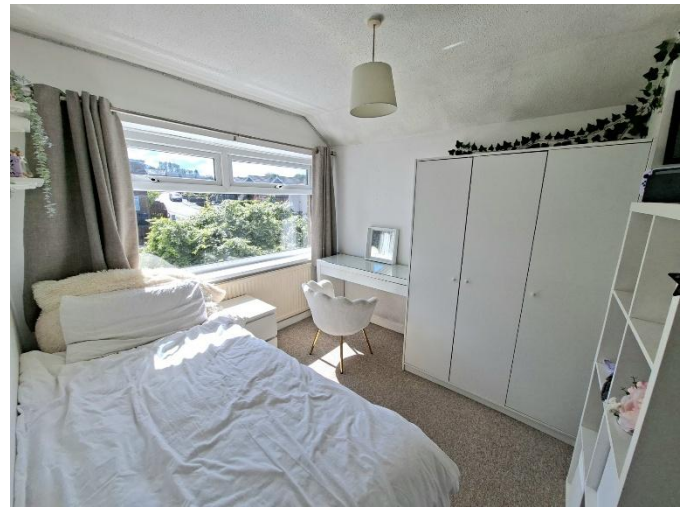
The primary double bedroom is situated to the rear of the first floor with room enough for large free-standing wardrobe. This room has great view across the valley.



BEDROOM TWO

Measurements – 9'10" x 9'6"

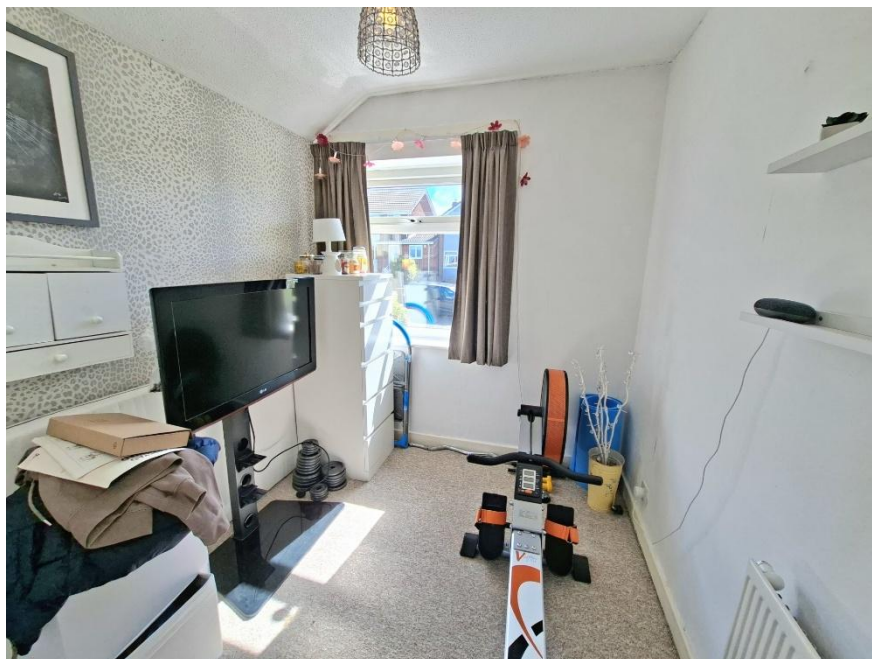
The second double bedroom is situated to the front of the first floor, has great natural light and great views beyond.



BEDROOM THREE

Measurements – 7'0" x 7'0"

The third bedroom is a good single room but is also very adaptable and could be used as a home office or even a dressing room/walk-in wardrobe.



FAMILY BATHROOM

Measurements – 7'0" x 5'8"

The family bathroom is modern and very well presented with floor to ceiling tiled walls, shower over the bath and with a heated towel rail.



REAR EXTERNAL





ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Sheffield City Council

Council tax band – C

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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FREE VALUATIONS

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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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 16:00

Sunday - 11:00 to 16:00



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