



## Old Mill Lane, Thurgoland, Sheffield

**PRICE: £250,000**

- 4 BEDROOMS
- GENEROUS GARDEN
- STUNNING VIEWS
- PARKING & GARAGE
- SOUGHT AFTER LOCATION
- OPEN COUNTRYSIDE
- TRANS PENNINE TRAIL
- LOCAL SERVICES & AMENITIES

Enjoying the most idyllic of settings, commanding stunning views with generous gardens and a sought after edge of village location providing immediate access into open countryside whilst only a short drive from the M1 motorway. A versatile 4 bedroom home with parking and a garage and no upwards chain.

Viewing: Contact the agents

Appointment date/time:

Draft brochure - awaiting approval

## Accommodation Comprises

An individually designed and built four/five bedroom semi-detached property, occupying a generous plot, with stunning rural views and the most idyllic of semi-rural locations. The property has off road parking and a garage, commands delightful views and whilst benefiting from gas central heating and double glazing, does require a programme of cosmetic modernisation. Positioned within immediate walking distance of both the Trans Pennine trail and open countryside, is well served with an abundance of local services within the neighbouring market towns of Penistone and Stocksbridge, the M1 Motorway network can be reached within a ten minute drive and the property is offered with no upwards chain.

A double glazed entrance door opens into the reception porch, which has a double glazed window and a part glazed door which opens into the reception hall.

### RECEPTION HALL

Has a radiator and a staircase to the first floor level.

### LOUNGE THROUGH DINING ROOM

19' 3" x 12' 0" (5.87m x 3.66m)

A well proportioned principal reception room with a double glazed bow window to the front aspect, whilst an additional double glazed window to the side elevation draws good levels of natural light indoors. The room has two radiators and a stone fireplace with an inset open fire.

### KITCHEN

10' 1" x 8' 7" (3.07m x 2.62m)

Has a large double glazed window to the rear overlooking the garden and a double glazed stable style door opening to the side aspect. Presented with furniture comprising wall and base units and a work surface which incorporates a stainless steel sink unit. There is a radiator, a gas cooker point, plumbing for a dishwasher and an automatic washing machine and space for a fridge freezer.

### BEDROOM ONE

10' 7" x 13' 2" (3.23m x 4.01m)

A rear facing double bedroom with a double glazed window and a radiator.

### BEDROOM TWO / STUDY

10' 6" x 9' 2" (3.2m x 2.79m)

A front facing bedroom with a double glazed window and a radiator. This room houses the central heating boiler and provides versatile accommodation.

### BATHROOM

Presented with a Cast Iron bath with a shower over, a floating wash hand basin and a low flush W.C. The room has full tiling to the walls, a radiator and an opaque double glazed window.

### FIRST FLOOR LANDING

Has useful storage cupboards and provides access to three bedrooms

### BEDROOM THREE

10' 9" x 13' 1" (3.28m x 3.99m)

A front facing room with a double glazed window, a radiator and fitted bedroom furniture incorporating wardrobes, drawer units, bedside tables and a dresser.

### BEDROOM FOUR

10' 4" x 8' 6" (3.15m x 2.59m)

This room has double glazed windows to two aspects, a radiator and useful storage to the eaves.

### BEDROOM FIVE

9' 8" x 11' 5" (2.95m x 3.48m) Measurements taken from the largest points.

Having a double glazed window, a radiator and fitted wardrobes.

### EXTERNALLY

To the front aspect of the property there is a forecourt garden. A driveway provides off road parking and access to the garage. To the rear aspect of the property is a well proportioned garden, presented on a three tiered basis; the lower level being mainly laid to lawn, with steps leading up to a level vegetable patch, beyond which is a small wooded area.

### GARAGE

An oversized single garage, with power lighting and an electronically operated up and over entrance door. There is a personal access door to the side.

### ADDITIONAL INFORMATION

A freehold property with mains water, gas, electricity and drainage.

### DIRECTIONS

From the centre of Penistone, proceed down Shrewsbury Road onto Sheffield Road,



continuing through Springvale and into Oxspring. At the Wagon & Horses Public House, turn left onto Bower Hill following the road to Four Lane End crossroads. Turn right onto Halifax Road and follow the road into the centre of Thurgoland. At the crossroads turn right onto Cote Lane following the road down to the bottom of the hill, before turning right onto Old Mill Lane, where the property will be found on the right hand side.



**IMPORTANT NOTE**

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991  
 When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

# FLOORPLAN

## GROUND FLOOR



## 1ST FLOOR



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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