

Simon Blyth

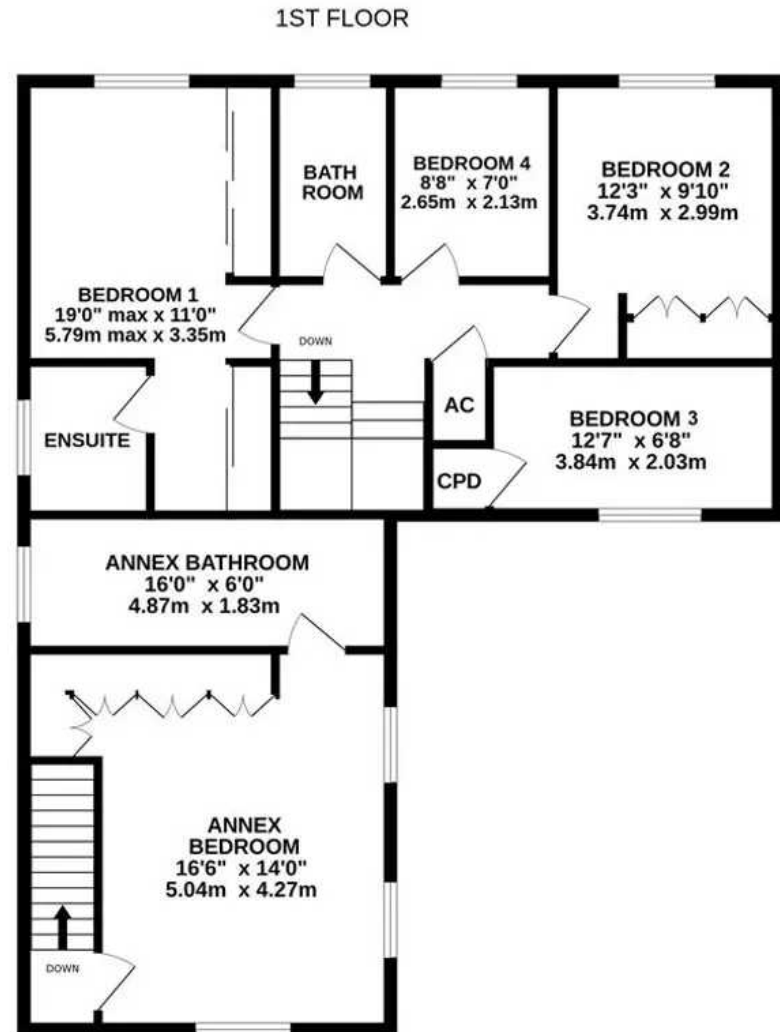
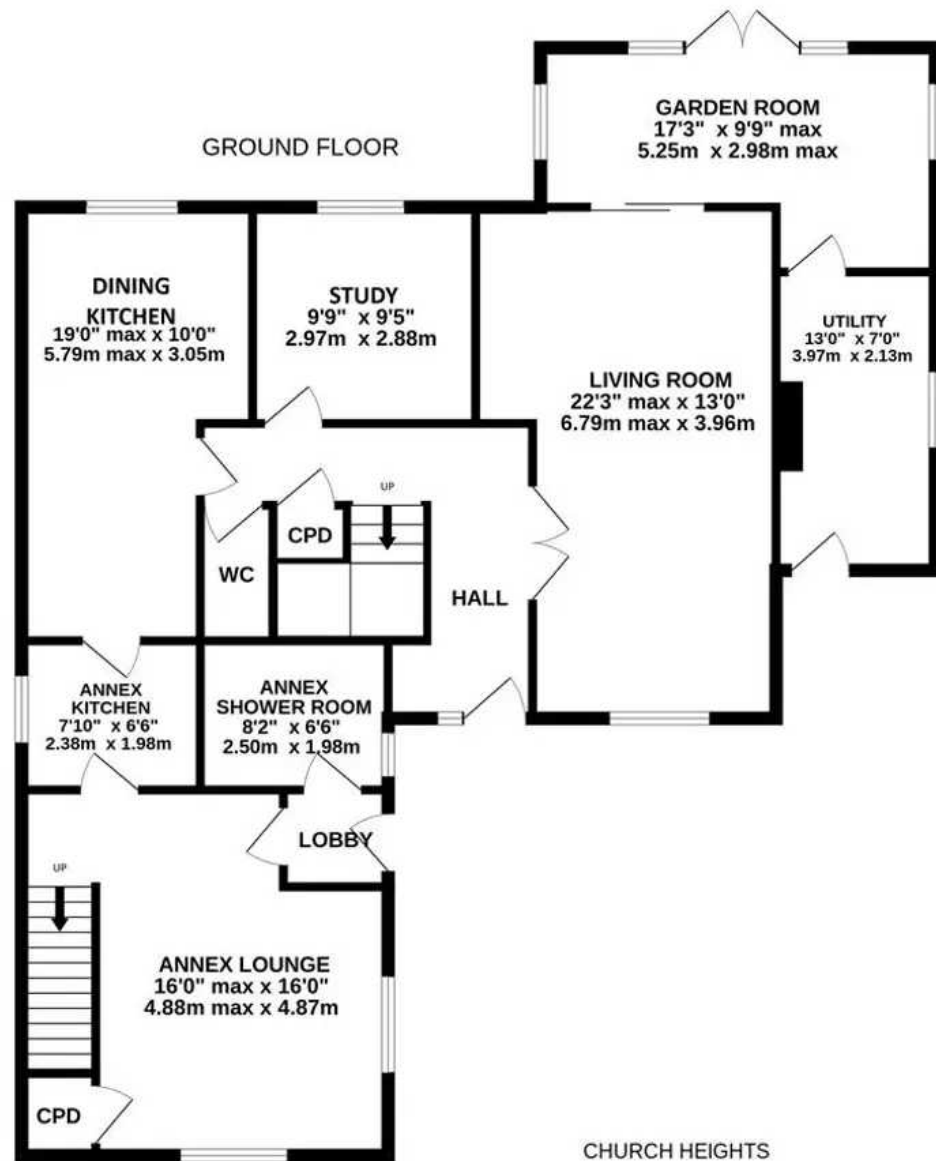
ESTATE AGENTS



Church Heights, Hoylandswaine

Sheffield

OFFERS IN THE REGION OF £575,000



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Church Heights

Hoylandswaine, Sheffield

A FABULOUS DETACHED FAMILY HOME, HAVING BEEN SIGNIFICANTLY EXTENDED BY THE CURRENT VENDORS AND CREATING A FOUR BEDROOMED PROPERTY WITH CONNECTED ANNEXE, CREATING SELF-CONTAINED TWO-STOREY ACCOMMODATION PROVIDING A FIFTH BEDROOM. Located on this quiet residential cul-de-sac, in this highly regarded village, this generously proportioned family home offers an array of flexible accommodation in a traditional two-storey configuration, with the annexe allowing potential for multi-generational living. The accommodation briefly comprises:

- To main house: entrance hall, downstairs W.C., breakfast kitchen with integrated appliances, spacious living room, garden room and utility. To first floor there are four bedrooms including master with en-suite, and a family bathroom. To the annexe there is a separate entrance hall, ground floor shower room lounge area, and kitchen. To first floor there is a spacious bedroom with fitted wardrobes, and generous en-suite bathroom. Externally, there is off-street parking to the front of the property, and enclosed garden to rear. Homes of this type and of such excellent size and practicality are rare to the market, with the self-contained accommodation ideal for several different uses, and therefore must be viewed to fully appreciate the accommodation on offer, in a highly regarded setting.



Entrance Hallway

Entrance is gained via composite and obscure glazed door, with uPVC obscure glazed panel into entrance hallway with ceiling light and central heating radiator. We then gain access to the following:

Downstairs W.C.

Comprising a two-piece white suite in the form of close coupled W.C. and basin sitting within vanity unit with chrome mixer tap over. There is ceiling light, extractor fan, part tiling to walls and wood effect tiled flooring.

Dining Kitchen

With ample room for dining table and chairs; the kitchen itself has a range of wall and base units in an ivory shaker style, with contrasting granite effect laminate worktops and tiled splashbacks. There is an integrated Whirlpool electric oven and grill with matching four burner gas hob, with extractor fan over, there is an under-counter fridge, under counter freezer, and one and a half bowl composite sink with chrome mixer tap over. The room has two ceiling lights, two central heating radiators, and natural light is gained via uPVC double glazed windows to rear and side.



Lounge

From entrance hallway, timber and glazed door then opens through to lounge. A well-proportioned reception space with uPVC double glazed windows to front and side. There is ceiling light, central heating radiator, and access to cupboard under the stairs which houses the boiler.

Garden Room

A superb extension to the home, with twin French doors with matching glazed side panels leading directly out into the rear garden, and further natural light is gained via uPVC double glazed windows to both sides. This versatile space is currently used as an additional lounge area and has two central heating radiators, inset ceiling spotlights and a pitched roof. Door then opens through to utility.

Utility

An excellently proportioned utility with base units in a high gloss, with laminate worktop and stainless-steel sink with chrome mixer tap over. There is plumbing for a washing machine, space for a tumble dryer, space for further appliances and raised shower tray with chrome mixer shower within, ideal for washing the dog or similar. The room has ceiling strip light, central heating radiator, extractor fan, uPVC double glazed window to side, and access to outside via composite and decoratively glazed door to front.





Study

An additional, flexible reception space, ideal for working from home. The room is currently used as a snug and has ceiling light, wall light, coving to the ceiling, central heating radiator and uPVC double glazed window to rear.

First Floor Landing

From the entrance hallway, staircase rises and turns to first floor landing. There are two wall lights, light tunnel, coving to the ceiling, access to airing cupboard housing the hot water tank, and access to the loft via a hatch and ladder. Here we gain entrance to the following rooms:



Bedroom One

A generous bedroom with double sleeping area, two ceiling lights, coving to the ceiling and two central heating radiators. There are two banks of fitted wardrobes and uPVC double glazed window to rear. Door opens to en-suite shower room.

En-Suite Shower Room

Comprising a three-piece white suite in the form of low-level W.C., basin sitting within vanity unit with chrome mixer tap over, and shower enclosure with chrome mains-fed mixer shower within. There is ceiling light, full tiling to walls and floor, extractor fan, chrome towel rail/radiator, shaver socket, and obscure uPVC double glazed window to side.

Bedroom Two

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





Bedroom Three

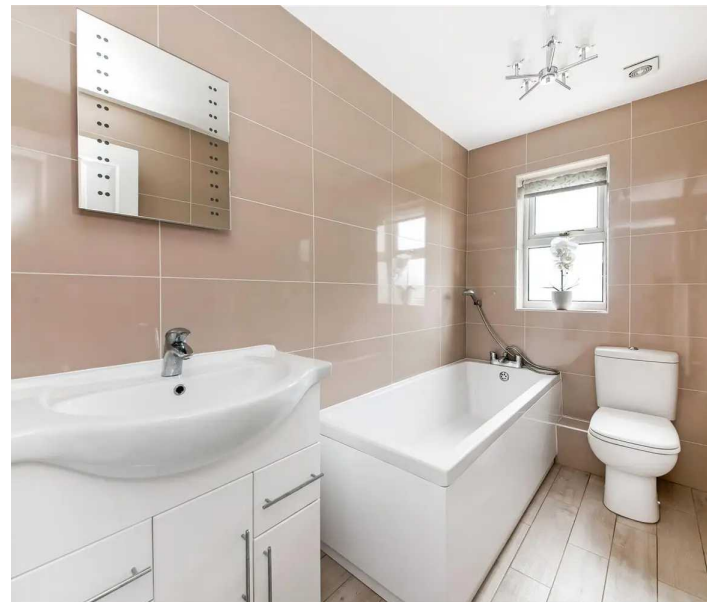
Front facing with access to built-in wardrobe, ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to front.

Bedroom Four

Positioned to the rear of the home, with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window.

House Bathroom

Comprising a three-piece modern white suite in the form of close coupled W.C., basin sitting within vanity unit with chrome mixer tap over, and bath with chrome mixer tap and shower attachment. There is ceiling light, extractor fan, full tiling to walls and floor, towel rail/radiator, shaver socket, and obscure uPVC double glazed window to rear.



Annexe:

The annexe's accommodation can be accessed from the kitchen of the main home, or indeed its own external exit.

Entrance Hallway

Entrance gained via composite and decoratively glazed door, with uPVC double glazed obscure panel into entrance hallway. A generous entrance hallway with three ceiling lights, coving to the ceiling, central heating radiator, built-in cupboard and staircase rising to first floor with useful storage cupboard underneath. Here we gain access to the following rooms:

Shower Room

With a three-piece white suite in the form of close coupled W.C., basin sitting within vanity unit with chrome mixer tap over, and shower enclosure with mains-fed chrome mixer shower within. There is ceiling light, extractor fan, part tiling to walls and floor, chrome towel rail/radiator, and obscure uPVC double glazed window.

Lounge

An excellently proportioned principal reception space, positioned to the front of the home. The room has two ceiling lights, two wall lights, two central heating radiators, and uPVC double glazed window to front. Sliding uPVC and double-glazed door then leads through to garden room.

Kitchen

With wall and base units in an ivory shaker style, laminate worktops and tiled splashbacks. There is an integrated electric oven with four burner electric hob and extractor fan over, space for a fridge, space for a freezer, plumbing for a washing machine, and one and a half bowl stainless-steel sink with chrome mixer tap over. The room has ceiling light, and uPVC double glazed window to side.





First Floor Landing

Staircase rises to first floor landing with ceiling light. Door then opens through to bedroom.

Bedroom

An excellently proportioned bedroom with built-in wardrobe, two ceiling lights, two central heating radiators, and an abundance of natural light gained via two uPVC double glazed windows to side, and window to front. There is access to loft space via a hatch and ladder. Door opens through to bathroom.

Bathroom

An excellently proportioned bathroom boasting a four-piece, modern white sanitary ware suite in the form of close coupled W.C., basin sitting within vanity unit with chrome mixer tap over, bath with chrome mixer tap, and shower enclosure with chrome mixer shower within. The room has inset ceiling spotlights, part tiling to walls and floor, extractor fan, central heating radiator, an additional chrome towel rail/radiator, and obscure uPVC double glazed window to side.

Outside

To the front of the home there is a low maintenance gravelled bed with various plants, and access to a tarmacked driveway providing off-street parking for two vehicles, with a further parking space to gravelled area. To rear there is a fully enclosed lawned garden with perimeter fencing, a flagged patio seating area, and flowerbeds containing various plants and shrubs, with hardstanding for a shed and gazebo.



ADDITIONAL INFORMATION

The EPC Rating is C 77, the Council Tax Band is F and we are informed by the vendor that the property is Leasehold. The vendor informs the property benefits from gas central heating via combi boiler.

VIEWING:

For an appointment to view, please contact the Penistone Office on 01226 762400

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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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 am to 5:30pm

Saturday - 9:00 am - 2:00PM

Sunday - 11:00 am - 1:00pm



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