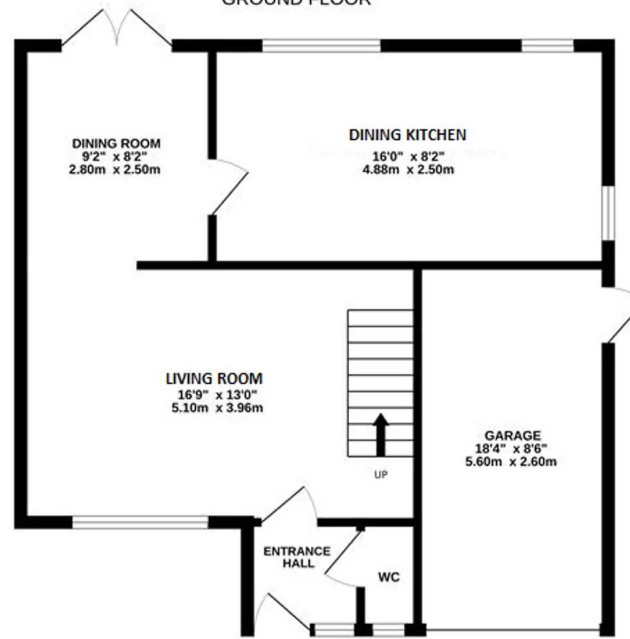




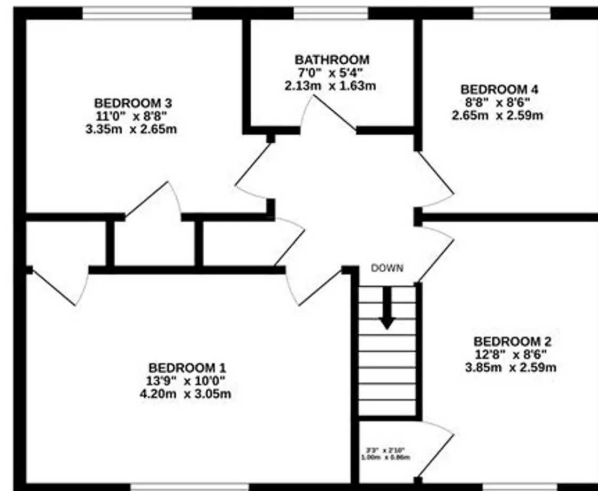
**12 Toll Bar Close, Oxspring**  
Sheffield

**£400,000**

GROUND FLOOR



1ST FLOOR



TOLL BAR CLOSE

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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## 12 Toll Bar Close

Oxspring, Sheffield

AN IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME, OCCUPYING A PLEASANT POSITION ON THIS HIGHLY REGARDED RESIDENTIAL DEVELOPMENT AND OFFERS RECENTLY UPGRADED ACCOMMODATION. BEING WELL POSITIONED CLOSE TO LOCAL SCHOOLING, TRANS PENNINE TRAIL AND LOCAL AMENITIES, THIS BEAUTIFUL FAMILY HOME HAS BEEN SIGNIFICANTLY UPGRADED BY THE CURRENT VENDORS AND NOW OFFERS THE FOLLOWING CONTEMPORARY ACCOMMODATION; To the ground floor, entrance porch, downstairs W.C., living room, dining area and dining kitchen. To the first floor there are four bedrooms and modern family bathroom. Outside there are gardens to the front and rear, driveway for numerous vehicles at the front leading to integral garage. The EPC rating is D-60 and the council tax band is D.



#### **ENTRANCE PORCH**

Entrance gained via uPVC and obscure glazed door with matching glazed side panel, into the entrance porch. With ceiling light, central heating radiator and wood effect laminate flooring. Door opens through to the downstairs W.C.

#### **DOWNSTAIRS W.C.**

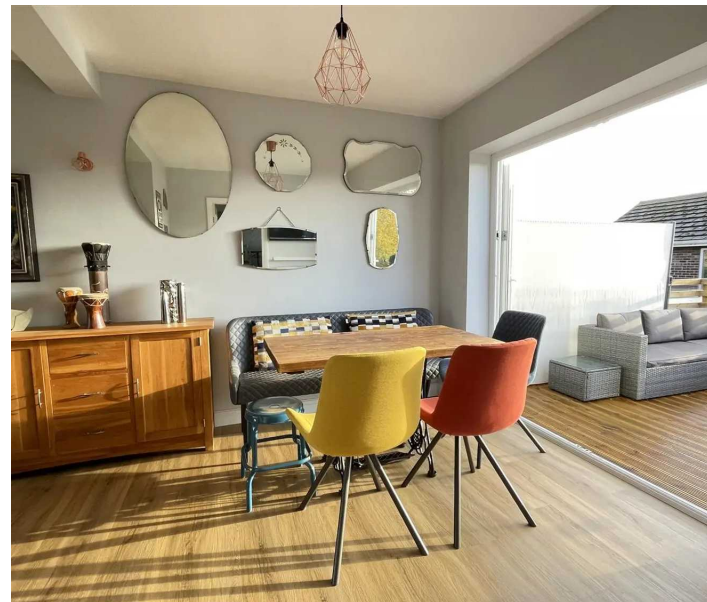
Comprising a two piece white suite in the form of close coupled W.C. and pedestal basin with chrome mixer tap over. There is ceiling light, part tiling to the walls, tiled floor, central heating radiator and obscure uPVC double glazed window to the front. A further door opens through to the living room.

#### **LIVING ROOM**

A front facing principal reception space, with continuation of the wood effect laminate flooring. There is ceiling light, two central heating radiators, uPVC double glazed window to the front and staircase rising to the first floor. Archway leads through to the dining area.

#### **DINING AREA**

With continuation of the wood effect laminate flooring, ceiling light, central heating radiator and twin French doors in uPVC giving access to the rear patio. The door opens through to the dining kitchen.



### **DOWNSTAIRS W.C.**

Comprising a two piece white suite in the form of close coupled W.C. and pedestal basin with chrome mixer tap over. There is ceiling light, part tiling to the walls, tiled floor, central heating radiator and obscure uPVC double glazed window to the front. A further door opens through to the living room.

### **DINING KITCHEN**

With ample space for dining table and chairs, this modern kitchen has recently been fitted by the current vendors and offers high quality fixtures and fittings. There are a range of wall and base units in a high gloss with contrasting laminate worktops, tile splashbacks and continuation of the wood effect flooring. There are integrated appliances in the form of Hotpoint electric oven and grill with four burner gas hob and extractor fan over, integrated fridge freezer, integrated washing machine and a one and a half bowl Franke sink with Smeg tap over. The room has inset ceiling spotlights in the kitchen area, central heating radiator, pendant lights over the dining space and natural light gained via two separate uPVC double glazed windows to the rear and obscure full length double glazed unit to the side.





### FIRST FLOOR LANDING

From the living room, the staircase rises and turns to the first floor landing. With ceiling light, access to useful storage cupboard and further access to the loft via a hatch. Here we gain entrance to the following rooms.

### BEDROOM ONE

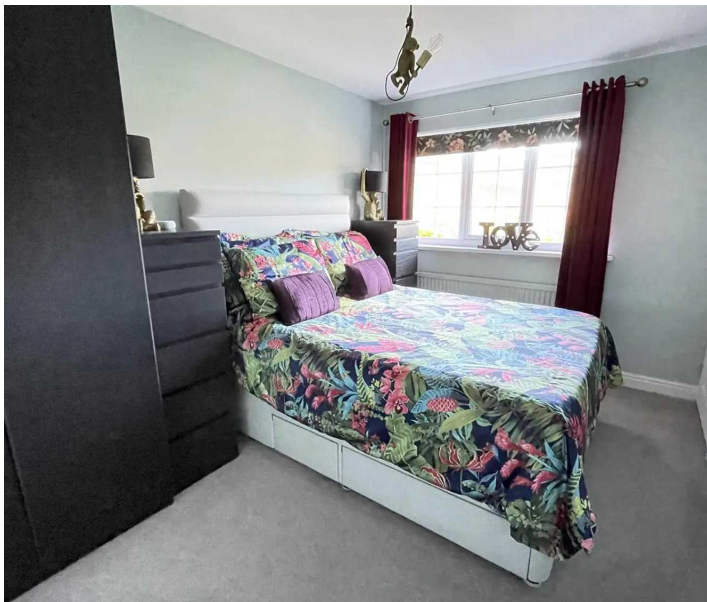
A front facing double bedroom with ceiling light, central heating radiator and uPVC double glazed window to the front.

### BEDROOM TWO

A further front facing double bedroom with ceiling light, central heating radiator, built in cupboard and uPVC double glazed window to the front.

### BEDROOM THREE

A further double bedroom with built in cupboard, ceiling light, central heating radiator and uPVC double glazed window to the rear enjoying views of the surrounding countryside.



#### **BEDROOM FOUR**

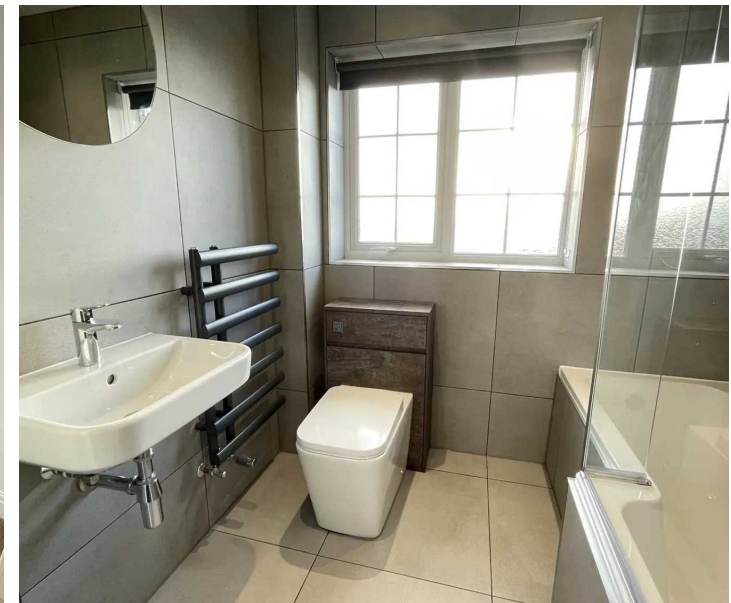
With ceiling light, central heating radiator and uPVC double glazed window to the rear.

#### **BATHROOM**

A modern bathroom, having been recently fitted by the current vendors and offering a contemporary white suite in the form of close coupled W.C., wall mounted basin with Grohe mixer tap over, P shaped shower bath with chrome Grohe mixer tap over and electric Gainsborough shower with glazed shower screen. There are inset ceiling spotlights, extractor fan, tiling to the walls and floor, towel rail/radiator and obscure uPVC double glazed window to the rear.

#### **OUTSIDE**

To the front, there is an extensive garden with predominantly lawned space and perimeter hedging and flower beds containing various plants and shrubs. The driveway provides off street parking for three vehicles, with scope to create additional parking space if so desired and pathway that leads to integral garage. Accessed via an up and over door, this provides further off street parking, storage or indeed scope for further conversion given necessary planning and consents, this can also be accessed via a personal uPVC door from the side. A timber gate at the side of the property in turn leads to the rear garden, with lawned space to two separate tiers and a raised decked seating area which can be directly accessed from the twin French doors from the dining area.







## ADDITIONAL INFORMATION

The EPC Rating is D-60 and the council tax band is D. We are informed by the vendor that the property is freehold.

### 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

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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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