

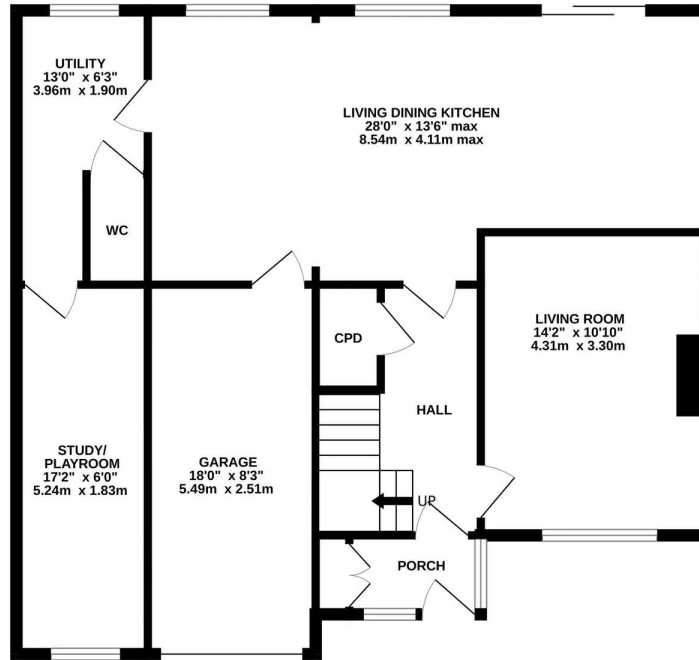


Rookery Way, Thurgoland

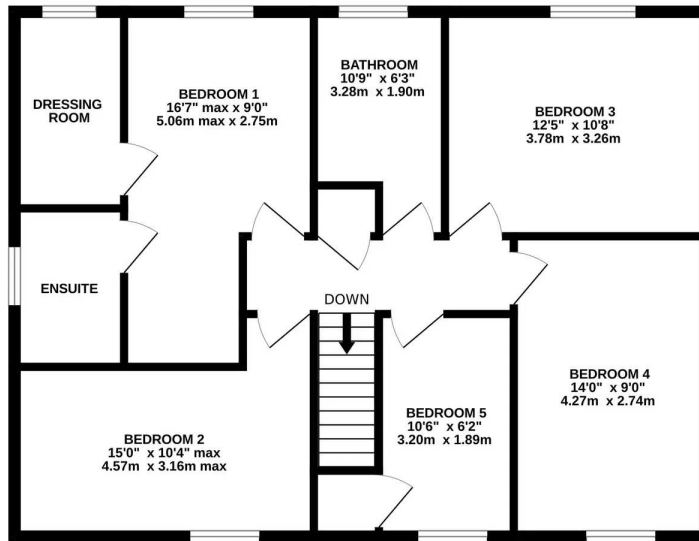
Sheffield

Offers in Region of **£485,000**

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.
Made with MetroPix ©2024



Rookery Way

Thurgoland, Sheffield

OCCUPYING A QUIET CUL-DE-SAC POSITION, WE OFFER TO THE MARKET THIS SUPERBLY PRESENTED AND SIGNIFICANTLY EXTENDED, FIVE BEDROOM DETACHED FAMILY HOME OFFERING A WEALTH OF VERSATILE LIVING ACCOMMODATION IN A TRADITIONAL TWO STOREY CONFIGURATION. Located in this highly regarded village with excellent local schooling and beautiful surrounding countryside, the property is well situated for the daily commute, within ease of access to the commercial centres of Leeds, Sheffield, Wakefield and further fields. The home briefly comprises; To the ground floor, entrance porch, entrance hall, open plan living/dining kitchen, utility, living room and study/playroom. To the first floor, there are five bedrooms including master with en-suite and dressing room and family bathroom. Externally, a driveway provides off street parking to the front, leading to the integral garage and there is an enclosed garden to the rear. A lovely family home that would benefit from an internal viewing to appreciate the size, specification and pleasant setting on offer. The EPC rating is C-72 and the council tax band is D.





ENTRANCE PORCH

Entrance gained via composite and panel glazed door into the entrance porch with built in cupboard, two uPVC double glazed windows to the front and side, central heating radiator, ceiling light and solid bamboo flooring. Timber and glass panelled door gives access to the entrance hallway.

ENTRANCE HALLWAY

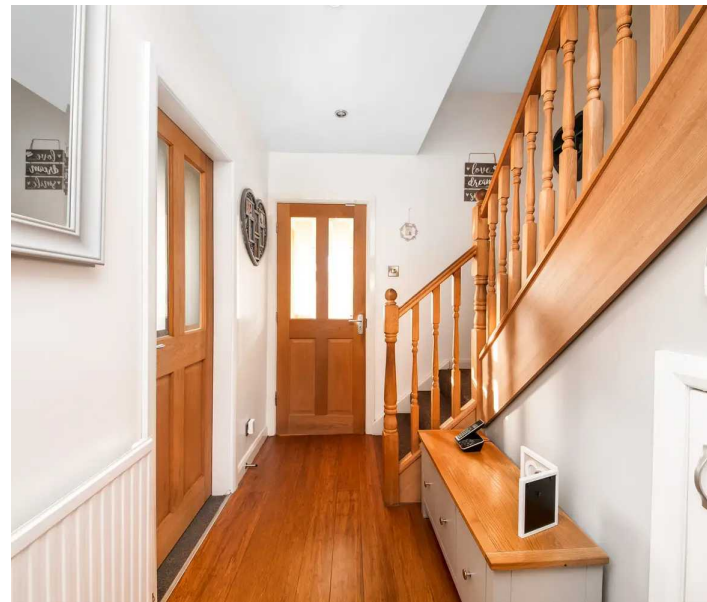
From the entrance porch we gain access to the entrance hallway, with continuation of the solid bamboo flooring. There is a central heating radiator, under stairs storage cupboard and inset ceiling spotlights. From here we gain access to the living room and open plan dining kitchen.

LIVING ROOM

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

OPEN PLAN DINING KITCHEN

A fabulous open plan space running the full width of the rear of the property incorporating both kitchen area and dining space and forming part of the extension to the home. This fabulous open plan dining kitchen features a central island with base units in a light grey matte with contrasting quartz worktops. There is a range of wall and base units in a light grey matte with contrasting quartz worktops and matching upstands. There is space for a range cooker with extractor fan over, integrated Bosch dishwasher, integrated double fridge and freezer and separate integrated freezer. There is a composite sink with chrome mixer tap over, two ceiling lights, vertical contemporary radiator, two uPVC double glazed windows to the rear and continuation of the solid bamboo flooring. Sliding uPVC double glazed doors give access out to the garden. From here, we also gain access to the integral garage and utility room.



UTILITY

Accessed from the kitchen, the utility has a continuation of wall and base units in a light grey matte with contrasting quartz worktops. There is a composite sink with mixer tap over, plumbing for a washing machine and dryer. There is a ceiling light central heating radiator, uPVC double glazed window to rear and continuation of the solid bamboo flooring. From here we gain access to the downstairs W.C and study/playroom.

DOWNSTAIRS W.C

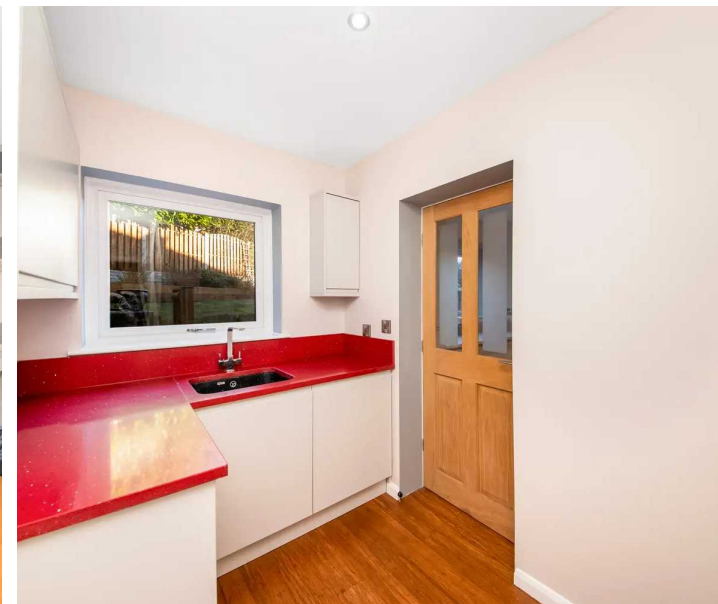
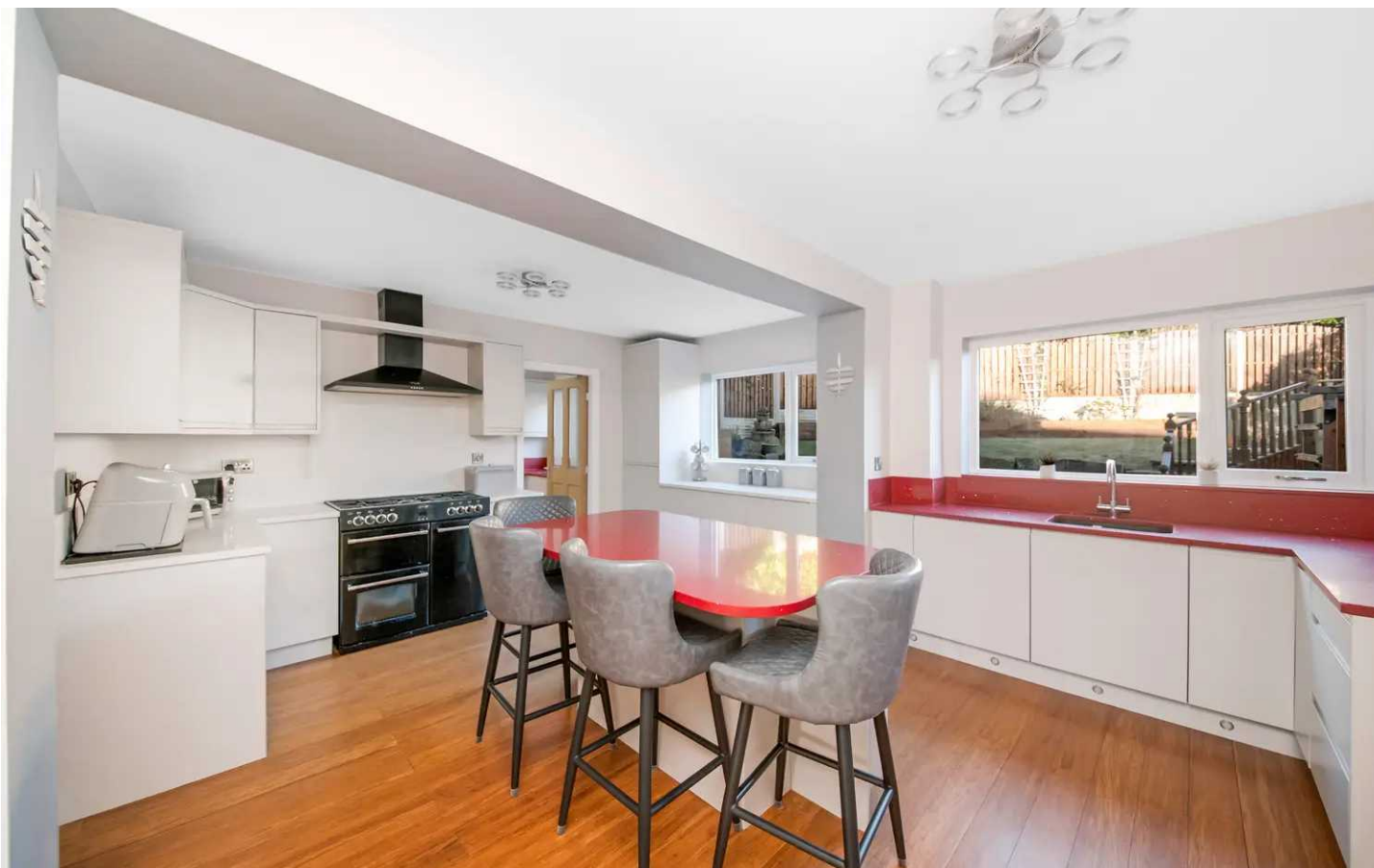
A modern downstairs W.C with close coupled W.C and pedestal basin with chrome mixer tap over. There are inset ceiling spotlights, extractor fan, full tiling to the walls and continuation of the solid bamboo flooring.

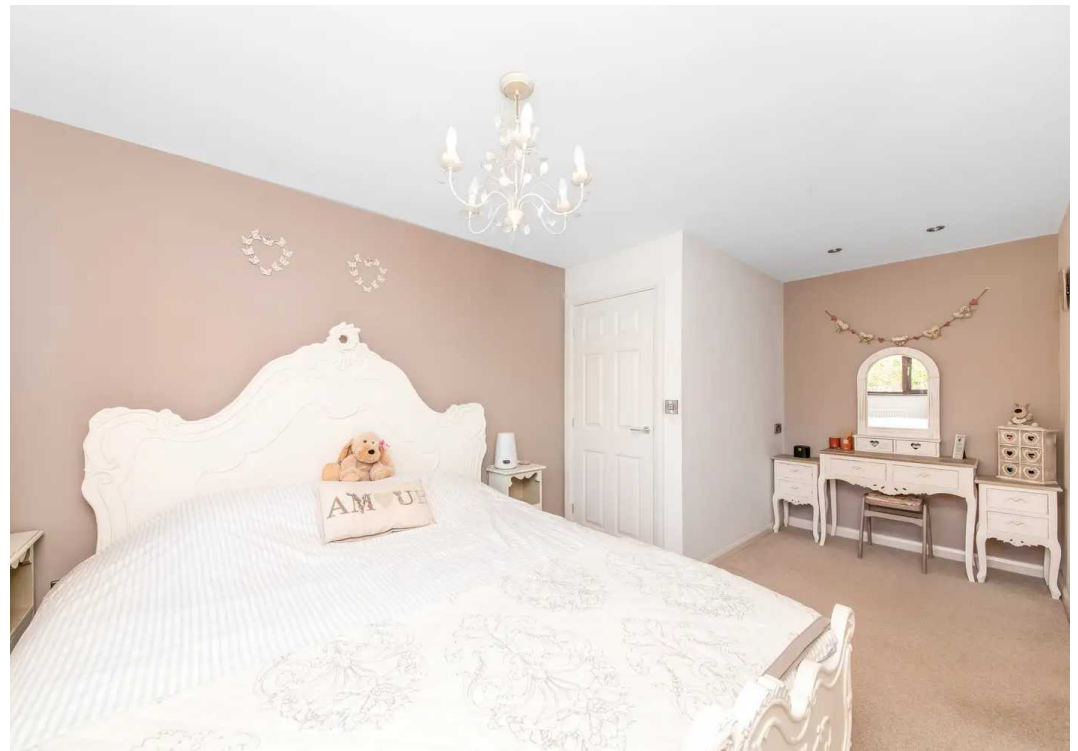
STUDY/PLAYROOM

Forming part of the extension and currently used as a playroom by the current vendors, this versatile space has central heating radiator, uPVC double glazed window to front, ceiling light and laminate flooring.

FIRST FLOOR LANDING

From entrance hallway, staircase rises to first floor landing with inset ceiling spotlights, ceiling light and from here we gain access to the following rooms;







BEDROOM ONE

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

DRESSING ROOM

With fitted wardrobes and uPVC double glazed window to the rear.

EN-SUITE SHOWER ROOM

Comprising a three-piece modern white suite in the form of close coupled W.C., wash hand basin sitting within a vanity unit with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, full tiling to the walls, towel rail / radiator and obscure uPVC double glazed window to the side.

BEDROOM TWO

Further double bedroom, forming part of the extension to the home, with central heating radiator, ceiling light, and two uPVC double glazed windows to the front enjoying fantastic views to neighbouring properties and fields beyond.

BEDROOM THREE

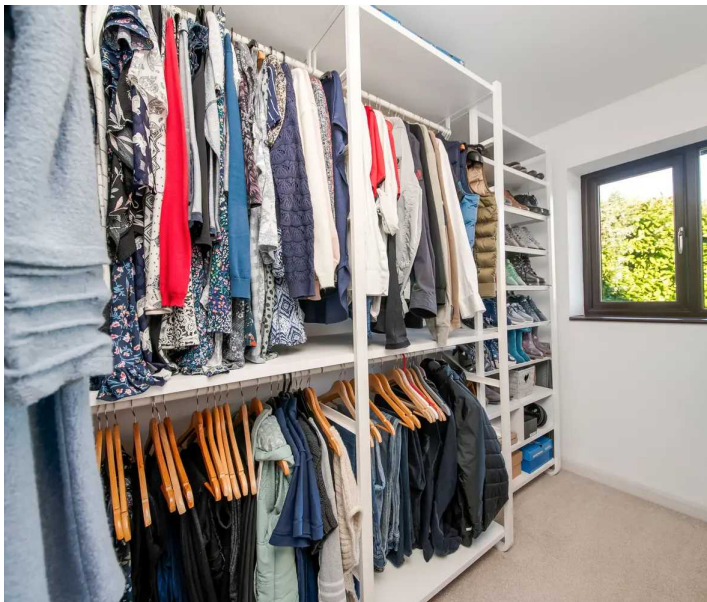
Another spacious double room with a central heating radiator, ceiling light and uPVC double glazed window to the rear.

BEDROOM FOUR

A generous double bedroom with a central radiator, ceiling light and double glazed window to the front.

BEDROOM FIVE

Single bedroom, currently used as a study, with uPVC double glazed window to the front, built in cupboard, central heating radiator and ceiling light.



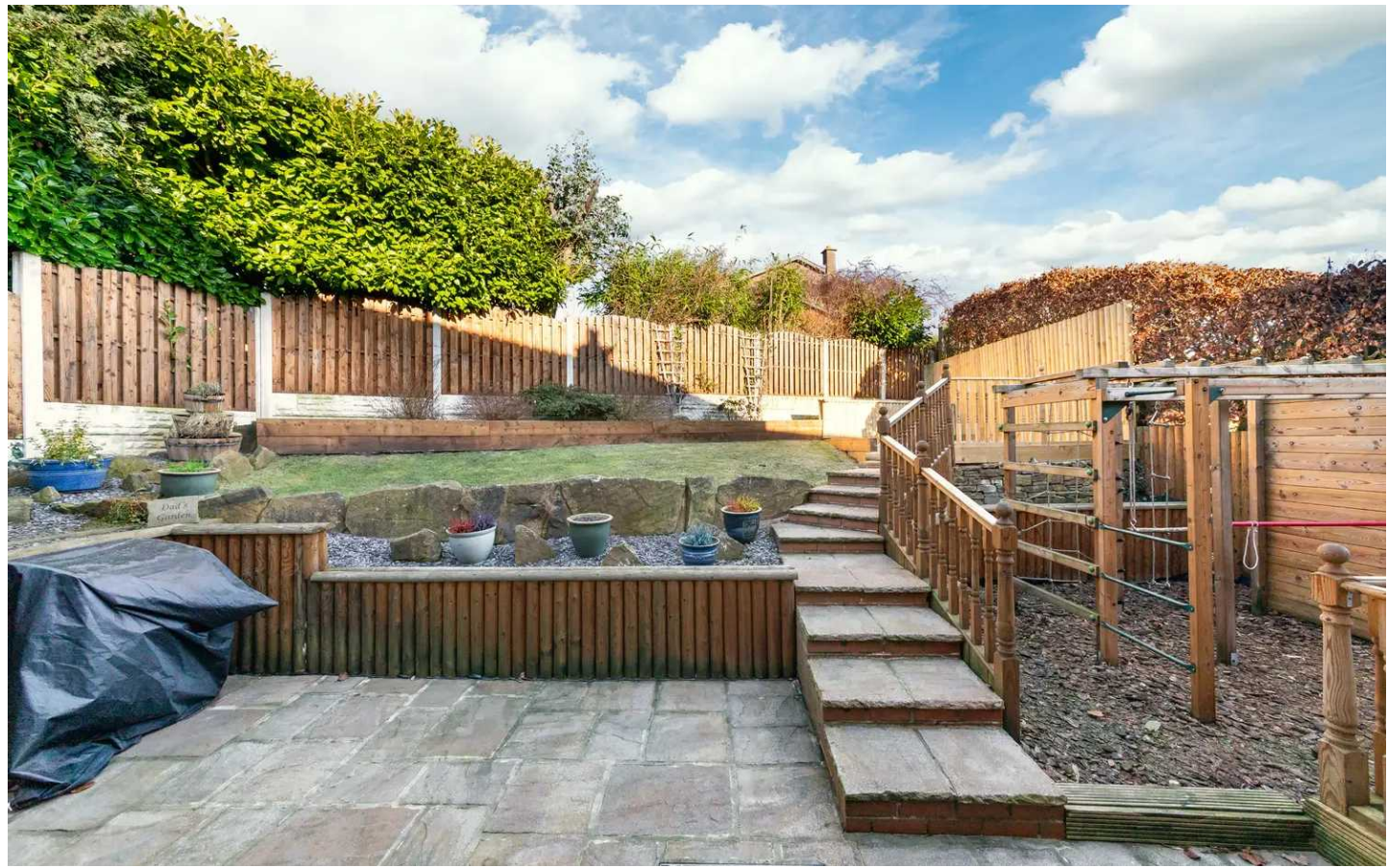


HOUSE BATHROOM

Comprising a close coupled W.C., basin sat within a vanity unit with chrome mixer tap over, towel rail/radiator, bath with chrome mixer tap over and mains fed chrome mixer shower over, full tiling to the walls and obscure uPVC double glazed window to the rear.

OUTSIDE

To the front of the property there is a lawned garden area containing trees, plants and shrubs and a driveway providing off street parking for two vehicles leading to an integral garage which provides further storage space, additional off street parking and scope for further conversion given the necessary planning and consents. A timber gate to the side gives access to the rear garden. To the rear of the home, there is a low maintenance fully enclosed garden with perimeter fencing and separated in different principal areas, immediately behind the home, there is a raised flagged patio area and a wooded decked area offering pleasant seating space, which is also accessed by the sliding doors from the open plan dining kitchen. At the top of the garden, there is a lawned space followed by a pebbled area offering further outdoor seating space or hard standing area for a shed or summer house if so desired.



ADDITIONAL INFORMATION

The EPC Rating is C-72, the council tax band is D, and 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)

COPYRIGHT

Unauthorised reproduction prohibited.

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 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



Simon Blyth Estate Agents

Simon Blyth Estate Agents, Regent Court St. Marys Street - S36 6DT

01226 762400

penistone@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924	01484	01484	01484	01226	01143 216	01226	01977	0113	01422
361631	651878	689689	603399	762400	590	731730	800259	4689331	417000