

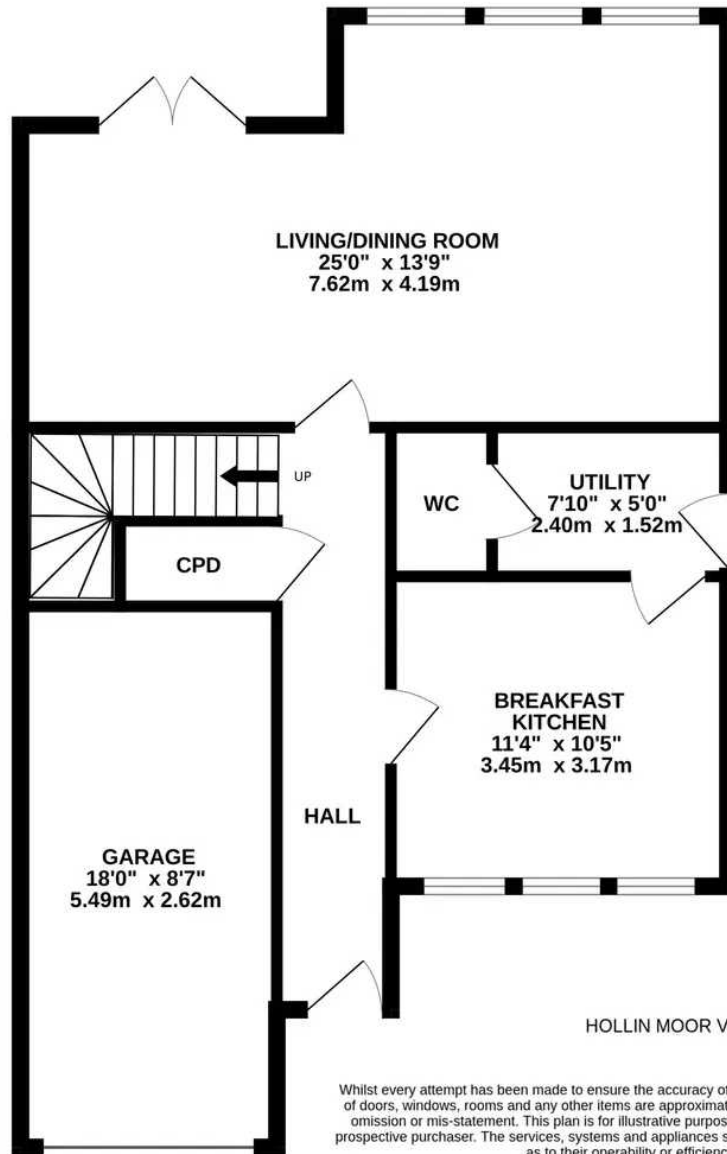


Hollin Moor View, Thurgoland

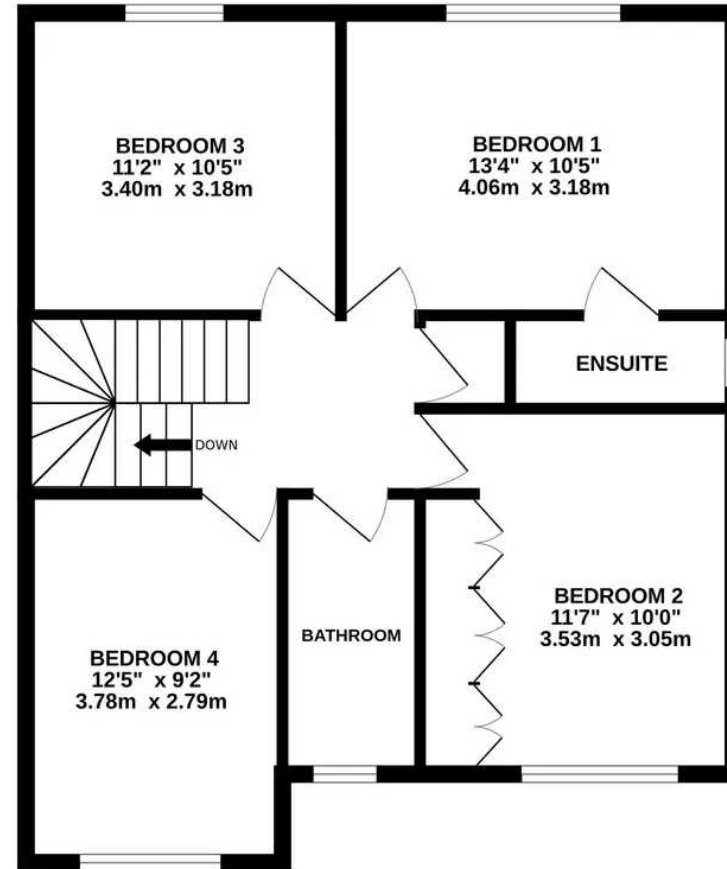
Sheffield

Offers in Region of **£399,950**

GROUND FLOOR



1ST FLOOR



HOLLIN MOOR VIEW

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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Hollin Moor View

Thurgoland, Sheffield

AN IMPRESSIVELY PROPORTIONED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME, OCCUPYING A PLEASANT POSITION ON THIS QUIET RESIDENTIAL CUL-DE-SAC IN THIS HIGHLY REGARDED VILLAGE OFFERING EXCELLENT LOCAL SCHOOLING AND COMMUTABILITY. WITH A SPLIT LEVEL CONFIGURATION, THE HOME OFFERS IMPRESSIVE DIMENSIONS IN THE FOLLOWING CONFIGURATION; To the ground floor, entrance hallway, breakfast kitchen, utility, downstairs W.C. and living/dining room. To the first floor, there are four double bedrooms including the master with en-suite and family bathroom. Outside there is off street parking to the front for two vehicles, leading to the detached garage and an enclosed garden to the rear. The EPC rating is C-76 and the council tax band is E.

Tenure: Freehold

- DETACHED FOUR DOUBLE BEDROOM HOME
- LOCATED IN A QUIET RESIDENTIAL CUL-DE-SAC
- SPLIT LEVEL GARAGE AND FURTHER OFF STREET PARKING
- EXCELLENT LOCAL SCHOOLING AND COMMUTABILITY



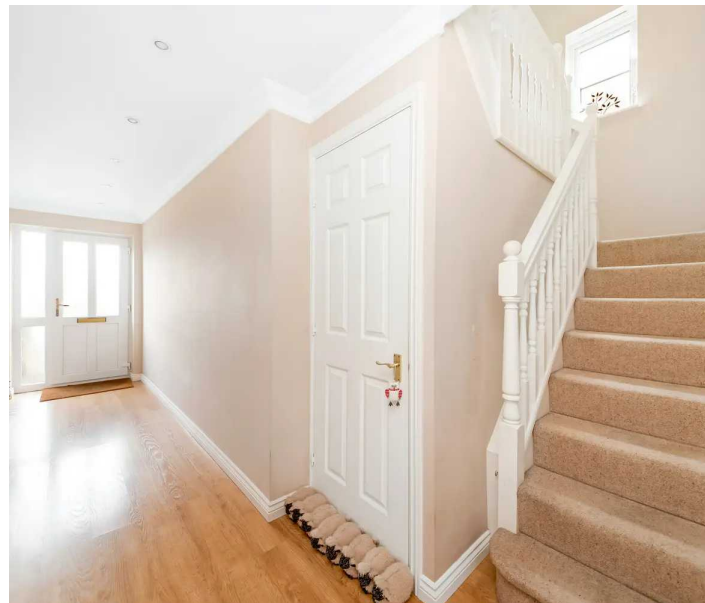


ENTRANCE HALLWAY

Entrance gained via uPVC and obscure glazed door with matching side panel into the entrance hallway. A spacious entrance hallway with inset ceiling spotlights, coving to the ceiling, central heating radiator, wood effect flooring and staircase rising to the first floor with useful storage cupboard underneath.

BREAKFAST KITCHEN

A front facing space with ample room for a table and chairs, there are inset ceiling spotlights, tiled floor and central heating radiator. There are a range of wall and base units in a wood effect shaker style with wood effect laminate worktops and tiled splashbacks, there are integrated appliances in the form of Hot Point electric oven with a four burner gas hob and extractor fan over, integrated fridge freezer, integrated dishwasher and a one and a half bowl sink with chrome mixer tap over and natural light is provided by uPVC double glazed window to the front. Door then opens through to the utility.



UTILITY

With continuation of the wall and base units, laminate worktops, tile splashbacks and tiled floor. There is plumbing for a washing machine, space for a tumble dryer and a one and a half bowl sink with chrome mixer tap over. There is ceiling light, extractor fan, central heating radiator and composite and obscure glazed door to the side.

DOWNSTAIRS W.C.

Comprising a two piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over, ceiling light, extractor fan and central heating radiator.





LIVING/DINING ROOM

Accessed from the entrance hall, this excellently proportioned room has an open plan feel and has ample room for a dining table and chairs and lounge furniture in a configuration of your choice. There are two ceiling lights, coving to the ceiling, two central heating radiators, uPVC double glazed window to the rear and twin French doors giving access out.

SPLIT LEVEL LANDING

From the entrance hallway the staircase rises and turns to the split level landing with uPVC obscure glazed window to the side. From this level we find bedroom four.

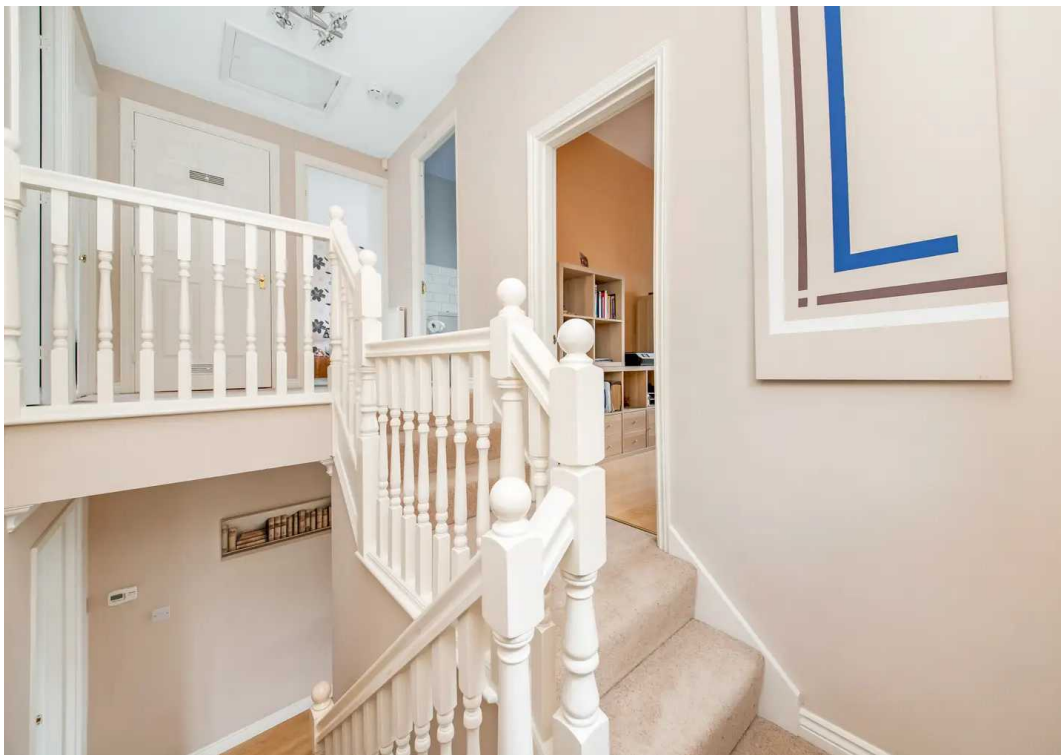
BEDROOM FOUR

A spacious double room currently used as an office however it has ample room for a double bed. There is impressive ceiling height, ceiling light, wood effect flooring, central heating radiator and uPVC double glazed window to the front.

FIRST FLOOR LANDING

From the split level landing three steps lead to the first floor landing with spindle balustrade, ceiling light, central heating radiator, access to the loft via a hatch and entrance to cupboard housing the hot water tank and boiler. Here we gain access to the following rooms.







BEDROOM ONE

A spacious double room with ceiling light, central heating radiator and uPVC double glazed window to the rear. A sliding door opens through to the en-suite.

EN-SUITE SHOWER ROOM

A modern en-suite shower room with quality sanitary ware in the form of close coupled W.C., basin with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, part tiling to the walls, tiled floor, chrome towel rail/radiator, motion sensor floor lighting, shaver socket and obscure uPVC double glazed window to the side.

BEDROOM TWO

A further double bedroom with a bank of fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the front.



BEDROOM THREE

A further double bedroom currently used as hobby room but could be an impressive further double bedroom. There is ceiling light, central heating radiator and uPVC double glazed window to the rear.

HOUSE BATHROOM

A contemporary family bathroom with a three piece sanitary ware suite in the form of close coupled W.C., wall mounted basin with chrome mixer tap over and bath with chrome mixer tap and shower attachment. There are inset ceiling spotlights, extractor fan, part tiling to the walls, tiled floor, chrome towel rail/radiator, motion sensor floor lighting and obscure uPVC double glazed window.

OUTSIDE

The property sits at the end of this residential cul-de-sac, to the front of the home there is a lawned garden space with flower beds containing various shrubs with steps leading to the front door. A tarmacked driveway provides off street parking for two vehicles, which leads to a single integral split level garage, which also offers further off street parking, storage or indeed scope for further conversion given the necessary planning and consents. To the rear of the home, there is an enclosed garden separated into two principal areas including garden, two decked seating areas and flower beds containing various plants, shrubs and trees and is all fully enclosed with perimeter fencing.





ADDITIONAL INFORMATION

The EPC Rating is C-76 the Council Tax Band is E 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)

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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



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/

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