

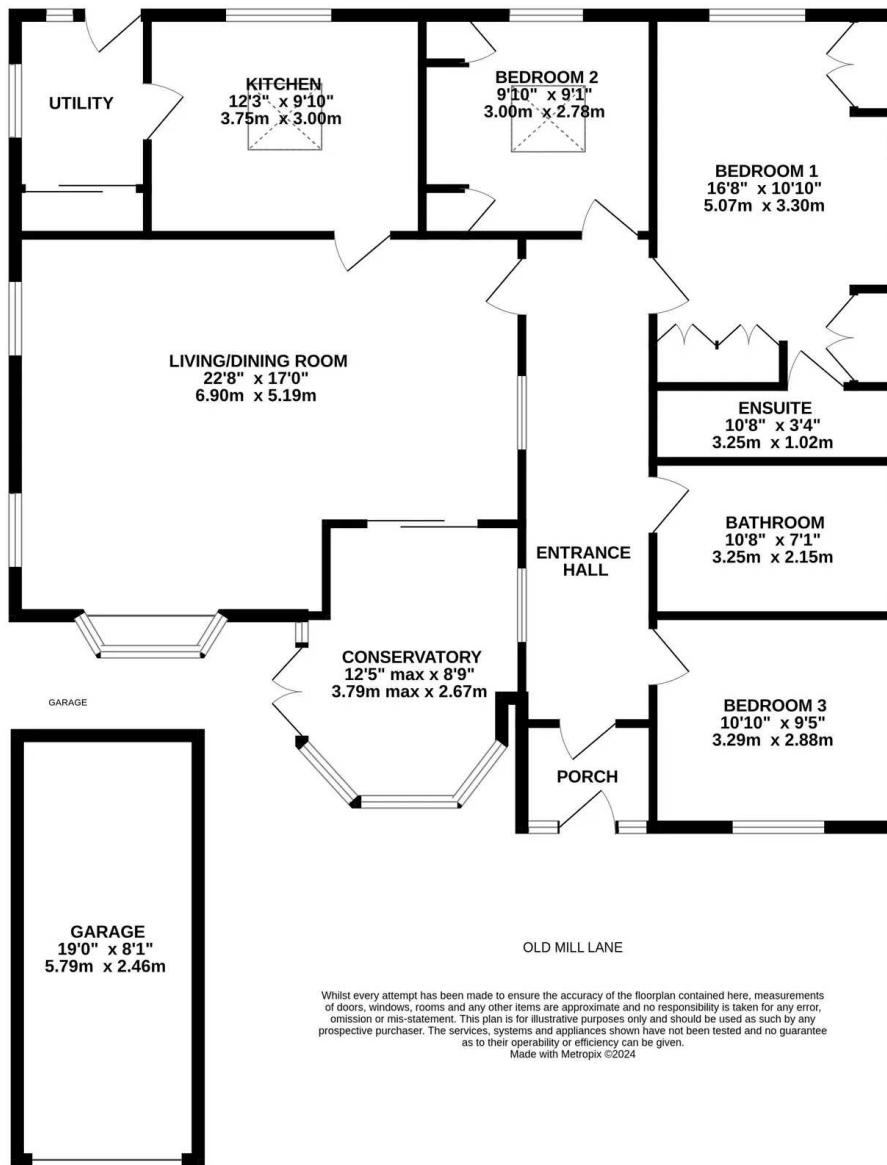
Simon Blyth

ESTATE AGENTS



**Birch Croft Old Mill Lane, Thurgoland
Sheffield**

Offers in the region of £475,000



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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Birch Croft, Old Mill Lane

Thurgoland, Sheffield

LOCATED IN THIS PRESTIGIOUS RESIDENTIAL ADDRESS, WE OFFER TO THE MARKET THIS HIGH QUALITY THREE BEDROOM BUNGALOW, OFFERING SINGLE STOREY ACCOMMODATION WITH THE ADVANTAGE OF NO UPPER VENDOR CHAIN, ENJOYING THIS LOVELY SEMI RURAL SETTING WITH WOODED BACKDROP AND VIEWS TO THE FRONT. This extended home offers the following accommodation: Entrance porch, entrance hall, open plan living/ dining room, conservatory, fitted kitchen, utility, three bedrooms including bedroom one with en suite and a separate family bathroom. Externally, there are beautiful mature gardens to the front and to the rear with low maintenance artificial lawned spaces and pond to the rear of the property with a water feature and front driveway providing off street parking for numerous vehicles and turning circle leading to detached garage. Superbly positioned giving access to Sheffield, Leeds and further afield, yet on the doorstep of beautiful countryside. An individual home, likely to be in high demand with an early viewing recommended to see this lovely, detached home in this superb convenient location.



ENTRANCE PORCH

Entrance gained via hardwood and decoratively glazed door with matching side panels. Ornate coving to the ceiling, with ceiling light and internal glazed door which leads into generous hallway.

ENTRANCE HALLWAY

A spacious entrance hallway with two ceiling lights and ornate coving to the ceiling, four wall lights, dado rail and central heating radiator, this leads to the following rooms.

LIVING/DINING ROOM

An excellently proportioned open-plan space incorporating both lounge and dining areas with the focal point being a coal effect gas fire with an ornate surround. Natural light is provided by two decoratively glazed timber and double glazed windows to the side and timber and double glazed bay window to the front. There are two ceiling lights, each with ornate ceiling rose, coving to the ceiling and two central heating radiators.



CONSERVATORY

Sliding timber and double glazed door leads through to the conservatory; an addition to the home with timber double glazing to two sides, twin French doors giving access out. The conservatory enjoys a pleasant position overlooking the front garden with wooded aspect beyond and offers an additional reception space. There are inset ceiling spotlights and central heating radiator.

KITCHEN

From living dining room, the door opens through to kitchen, with a range of wall and base units in a wood effect shaker style with contrasting granite worktops with matching granite upstands, tile splash backs and tile floor. There are integrated appliances in the form of BOSCH electric oven and grill, electric hob with chimney style extractor fan over, plumbing for a dishwasher and integrated fridge freezer and a one and a half bowl stainless steel sink with chrome mixer tap over. There are ceiling lights, further under cupboard lighting with additional natural light from the Velux skylight and uPVC double glazed window to the rear. The room is heated by central heating radiator. Door leads through to the utility room.





UTILITY

With fitted cupboard housing the Valliant boiler, there is a continuation of the base units in a wood effect shaker style with granite work tops and matching upstands and a continuation of the tile floor. There is further space for further appliance, a one and a half bowl stainless steel sink with chrome mixer tap over, there is ceiling light, coving to the ceiling, central heating radiator, uPVC double glazing to two elevations and uPVC double glazed door giving access to the rear garden .

BEDROOM ONE

A double bedroom with fitted wardrobes, ceiling light, further plinth lighting, ornate coving to the ceiling, with natural light gained via uPVC double glazed window to the rear and obscure glazed window to the side.

EN-SUITE SHOWER ROOM

Door then opens through to en suite shower room, comprising a three piece white suite in the form of close coupled W.C, basin sat within a vanity unit with chrome mixer tap over and shower enclosure with Mira sport electric shower within. There are inset ceiling spotlights, full tiling to walls and floor, chrome towel rail/radiator and obscure uPVC double glazed window to the side.



BEDROOM TWO

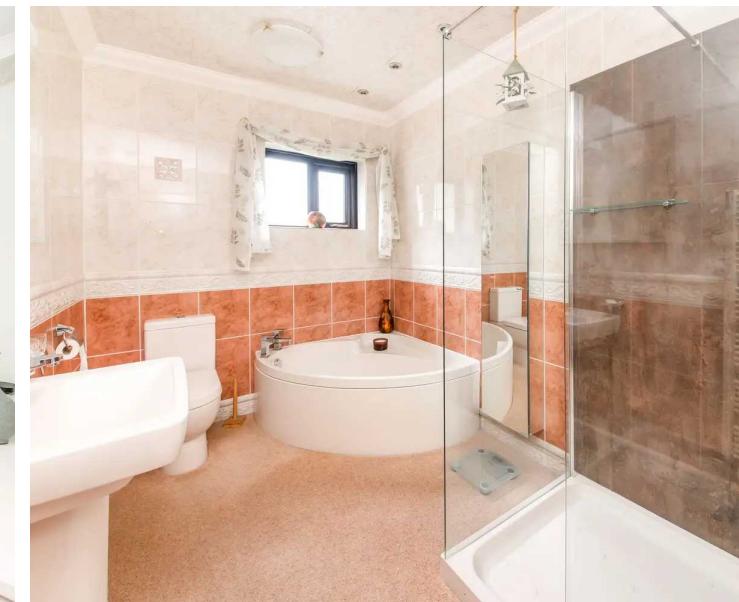
Double bedroom positioned to the rear of the home with uPVC double glazed window to the rear, secondary light via hatch from the attic, with built in wardrobes, two wall lights and central heating radiator.

BEDROOM THREE

Bedroom with fitted furniture, ceiling light, coving to the ceiling, central heating radiator and timber double glazed window to the front.

BATHROOM

A four piece sanitary ware suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and corner bath with chrome mixer tap and walk in shower with mains fed chrome mixer shower within. There are inset ceiling spotlights, further ceiling light, coving to the ceiling, full tiling to walls, towel rail/radiator and obscure uPVC double glazed window to the side.





OUTSIDE

To the front of the home there is a tarmac driveway offering off free parking and a turning circle with block pave standing for further parking or ideal for motor-home, caravan or similar. Driveway is accessed through to detached garage, accessed via remote control operated door, and providing off street parking and power. Central path then leads to the front of the property, flagged by flower beds containing an abundance of mature plants, shrubs, and hedging, with an artificial lawned space under a flagged patio seating area enjoying views across the valley.

An iron gate opens to the side of the house, with an additional stone flagged patio which in turn leads to the rear garden. Behind the home there is a terrace garden with a stone flagged path immediately behind the home into flower bed area with mature shrubs, with steps leading to the upper level of artificial lawn, further flagged patio seating area, and raised planter and hard standing for summer house. Garden has perimeter fencing and enjoys lovely aspect with woodland behind.



ADDITIONAL INFORMATION:

The EPC rating is a D-65 and the Council Tax band is a E.

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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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 TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



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