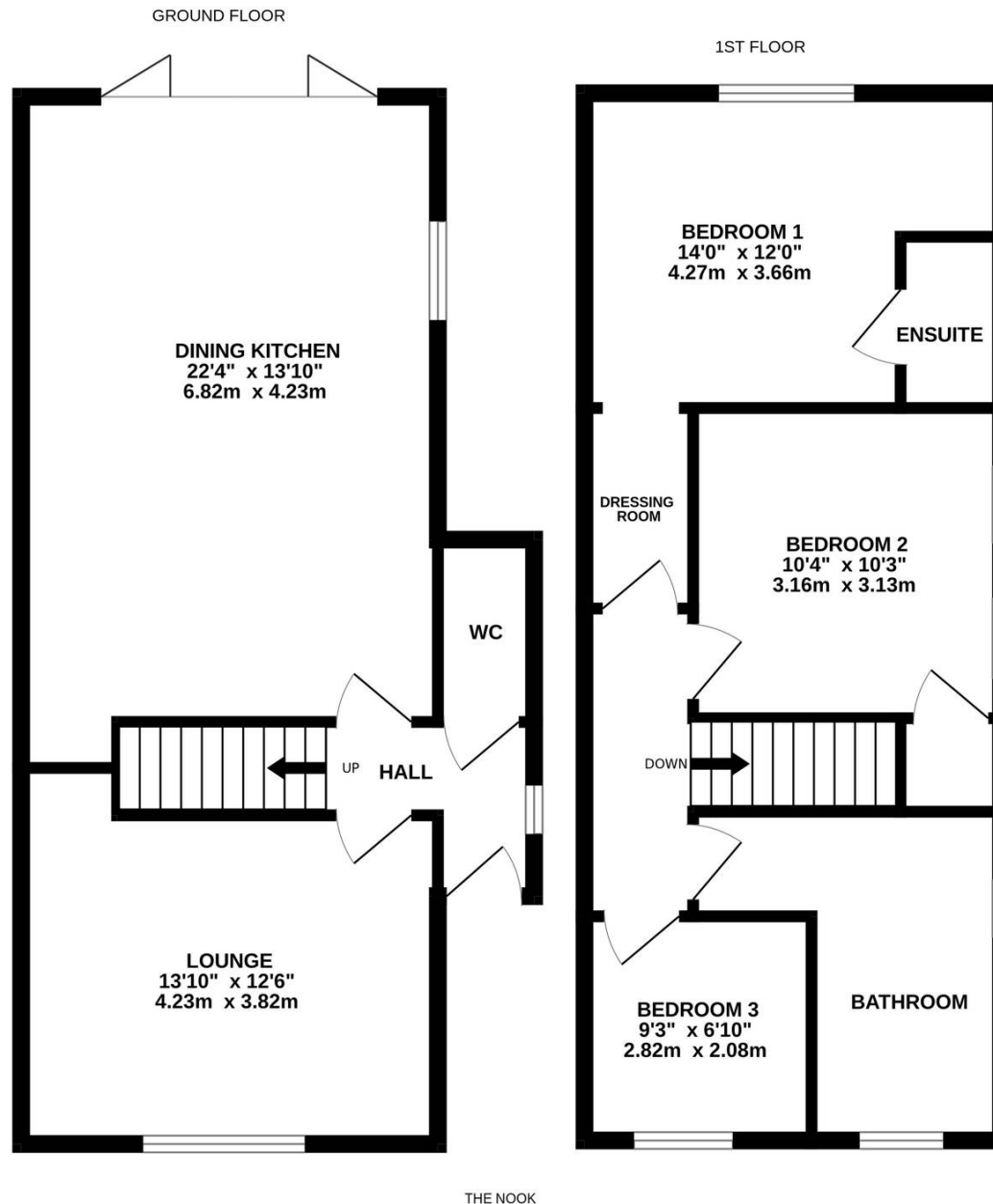




The Nook, Hoylandswaine

Sheffield

Offers in Region of **£295,000**



THE NOOK

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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The Nook, Hoylandswaine

Sheffield

OCCUPYING A SUPERB POSITION TOWARDS THE CENTRE OF THIS HIGHLY REGARDED SEMI-RURAL VILLAGE AND ENJOYING SUPERB FAR REACHING VIEWS TO THE REAR, IS THIS EXCELLENTLY PRESENTED AND SIGNIFICANTLY EXTENDED FAMILY HOME HAVING BEEN CONSIDERABLY UPGRADED BY THE CURRENT VENDOR AND BENEFITING FROM A DOUBLE STOREY EXTENSION TO THE REAR. THE HOME OFFERS SPACIOUS AND VERSATILE ACCOMMODATION IN A TWO STOREY CONFIGURATION CLOSE TO LOCAL AMENITIES AND MAJOR TRANSPORT LINKS, EXCELLENT SCHOOLING AND OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN.

The accommodation briefly comprises to ground floor entrance hall, downstairs W.C., fabulous open plan living / dining kitchen with bi fold doors, lounge , to first floor there are three bedrooms including principal bedroom with dressing area and en-suite shower room, in addition to the family bathroom. Outside there is a driveway providing off street parking to the front and fully enclosed garden to the rear with stone flagged patio. We offer this property to the market, located in this lovely village, an early viewing is recommended to fully appreciate the quality and size of the home on offer.





ENTRANCE PORCH

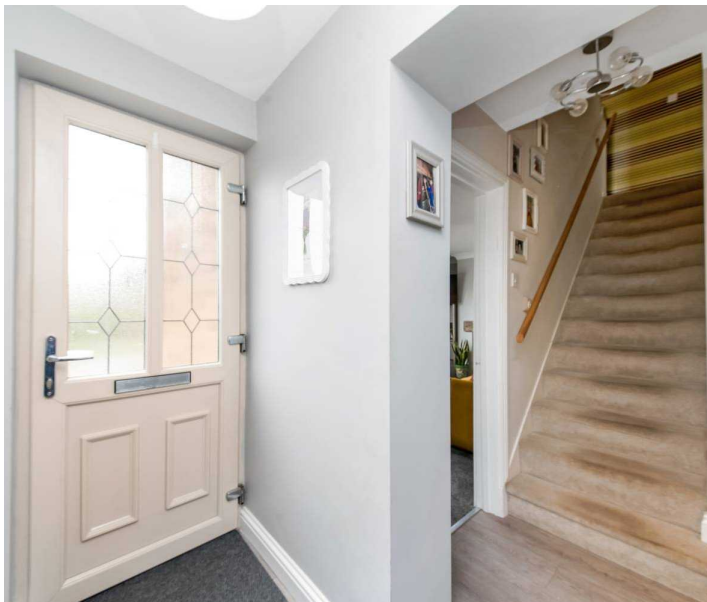
Entrance gained via uPVC and obscure glazed door into entrance porch, with two ceiling lights, wood effect laminate flooring, central heating radiator and uPVC double glazed window to the side, staircase rises to first floor and here we gain entrance to the following rooms.

DOWNSTAIRS W.C.

Comprising a two piece white suite in the form of close coupled W.C. and wall mounted basin with chrome mixer tap over, there is ceiling light, extractor fan, central heating radiator and continuation of the wood effect laminate flooring.

LOUNGE

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



LIVING DINING KITCHEN

A fabulous open plan space having been extended by the current vendors and now creating an area suitable for cooking, dining and lounging. The kitchen area has a range of wall, base and larder units in a high gloss cream in contrasting wood block effect laminate worktops, tiled splashbacks and laminate flooring. There is space for a range cooker, with extractor fan over, integrated washing machine, housing for an American freestanding style fridge freezer and central island with granite worktop and stainless steel sink with chrome mixer tap over and breakfast bar seating area. To the rear of the home, the property has been extended creating a further ample room for dining and lounge furniture and enjoying an abundance of natural light via uPVC double glazed window to the side and bi-fold three panel uPVC doors, giving access to the rear garden, all enjoying fabulous, elevated views.





FIRST FLOOR LANDING

From the entrance hallway, staircase rises to first floor landing with ceiling light, coving to the ceiling and access to the loft via a hatch and here we gain entrance to the following rooms.

BEDROOM ONE

Forming part of the double storey extension to the home, enjoying fabulous far reaching views via uPVC double glazed window to the rear, towards High Hoyland. There is ceiling light, coving to the ceiling, central heating radiator and a door opens through to the en-suite shower room.

EN-SUITE SHOWER ROOM

Comprising a three piece white suite, in the form of close coupled W.C., wall mounted basin 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 chrome towel rail/radiator. The corridor linking the landing to the bedroom could also be utilised as a dressing area with space for wardrobes.



BEDROOM TWO

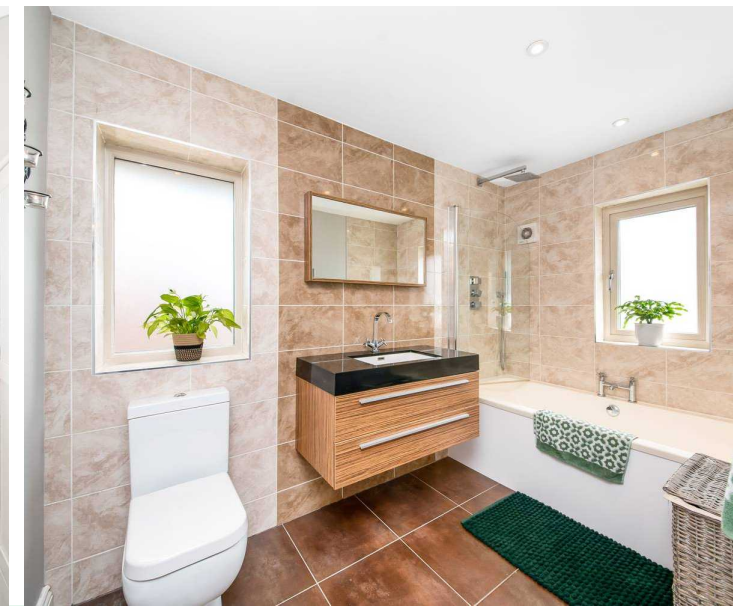
Double bedroom with ceiling light, coving to the ceiling, central heating radiator and two uPVC double glazed windows to the side and door opens up to useful storage cupboard positioned above the stairs.

BEDROOM THREE

Front facing with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window.

HOUSE BATHROOM

Modern three piece white suite, in the form of close coupled W.C., wall mounted basin within vanity unit with chrome mixer tap over and bath with chrome mixer tap and mains fed chrome mixer shower over with glass shower screen. There are inset ceiling spotlights, extractor fan, part tiling to walls and floor, cupboard above the stairs, chrome towel rail/radiator and obscure uPVC double glazed windows to two elevations.



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ESTATE AGENTS



OUTSIDE

To the front of the home there is a tarmac driveway providing off- street parking. A path to the side of the home leads to timber gate which in turn, opens through to the rear garden. To the rear of the property, there is a fully enclosed garden with perimeter fencing. Immediately behind the property, accessed via the bi-folding doors from the living dining kitchen, there is an extension Indian stone flag patio seating area leading to lawned space with perimeter flower beds and a hard-standing for a shed.



ADDITIONAL INFORMATION:

The EPC rating is a C-72 and the Council Tax band is a A.

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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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

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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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