

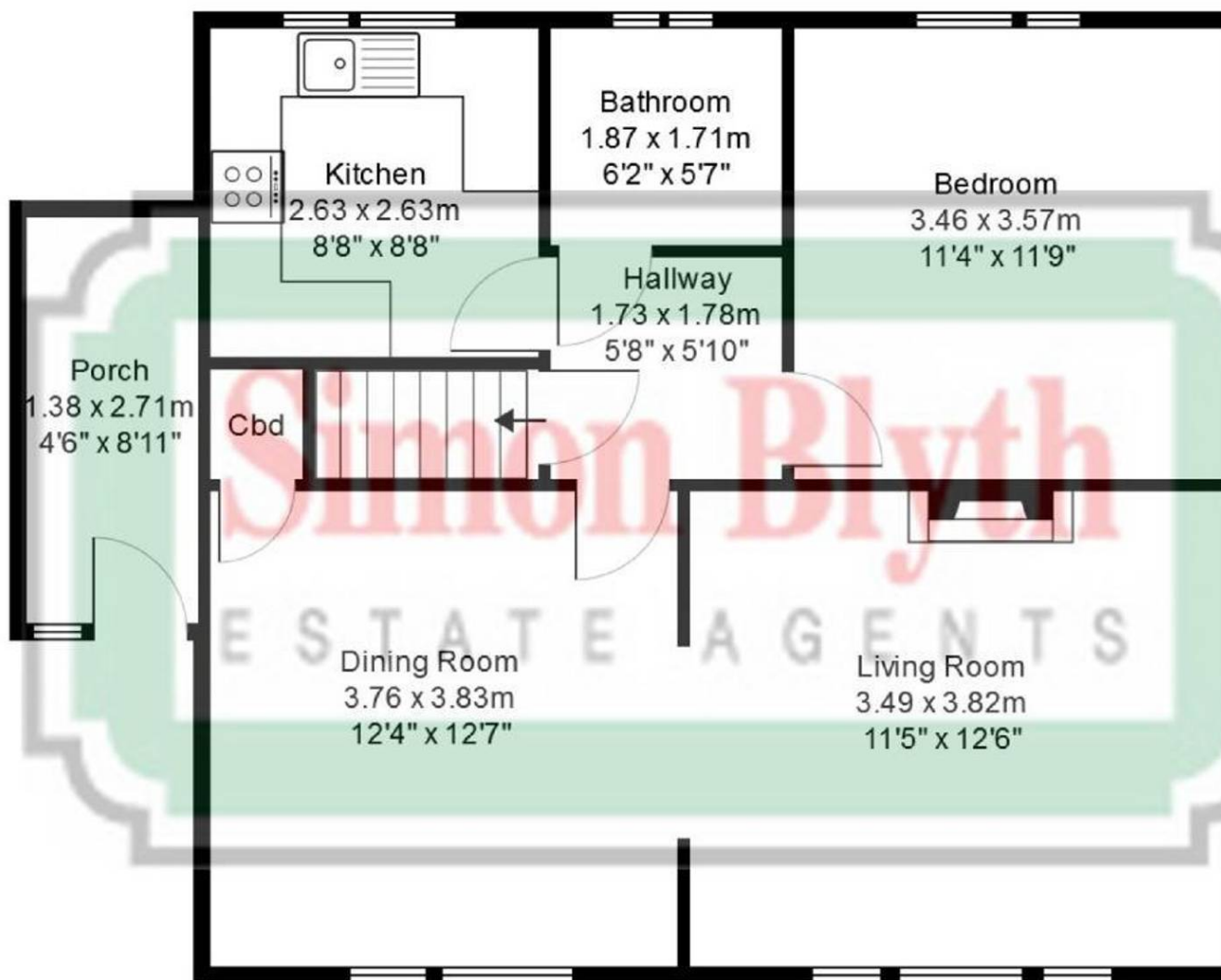


Westfield Avenue, Thurlstone

Sheffield

Offers in Region of **£110,000**

Westfield Avenue, Thurlstone, Sheffield



Total Area: 66.4 m² ... 714 ft²

All measurements are approximate and for display purposes only.



Westfield Avenue

Thurlstone, Sheffield

OCCUPYING AN ENVIABLE POSITION WITH OPEN ASPECT OVER NEIGHBOURING FARMER'S FIELDS TO REAR, WE OFFER TO THE MARKET THIS SPACIOUS ONE BEDROOM FIRST FLOOR APARTMENT WITH THE ADVANTAGE OF NO UPPER VENDOR CHAIN. Located in a quiet part of this popular village with excellent amenities and schooling, the home offers the following accommodation: - To ground floor: Private access with space for bikes etc. To first floor: Inner hall, living room, dining room, double bedroom, fitted kitchen, and bathroom. Outside there is a private low maintenance garden to rear. The home offers a unique opportunity in a well-regarded location with an early viewing recommended.

- **NO UPPER VENDOR CHAIN**
- **PRIVATE ACCESS AREA**
- **UNSPOILED GREAT VIEWS**
- **NICELY SIZED LOW MAINTENANCE GARDEN AREA**
- **SPACIOUS ROOMS**
- **IDEALLY LOCATED**
- **EXCELLENT AMENITIES AND SCHOOLS NEARBY**



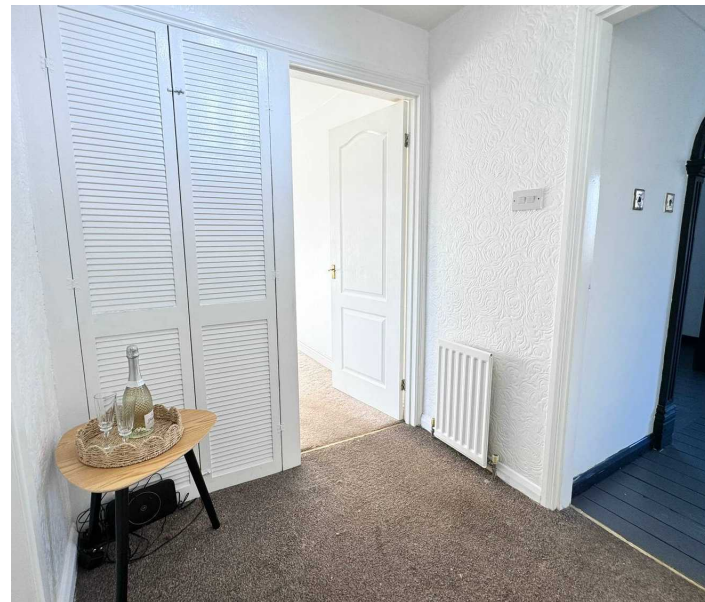


ENTRANCE HALLWAY

Entrance gained at ground floor level via uPVC and obscure glazed door with matching side panel, into entrance hallway. A private entrance hallway allowing access for only number 85. There is ceiling light, central heating radiator, place to hang coats, shelving and space for bikes, mobility scooter or similar. Stairs rise to first floor with door opening into inner hallway.

INNER HALLWAY

With ceiling light, central heating radiator and built-in cupboard. Here we gain access to the following rooms:

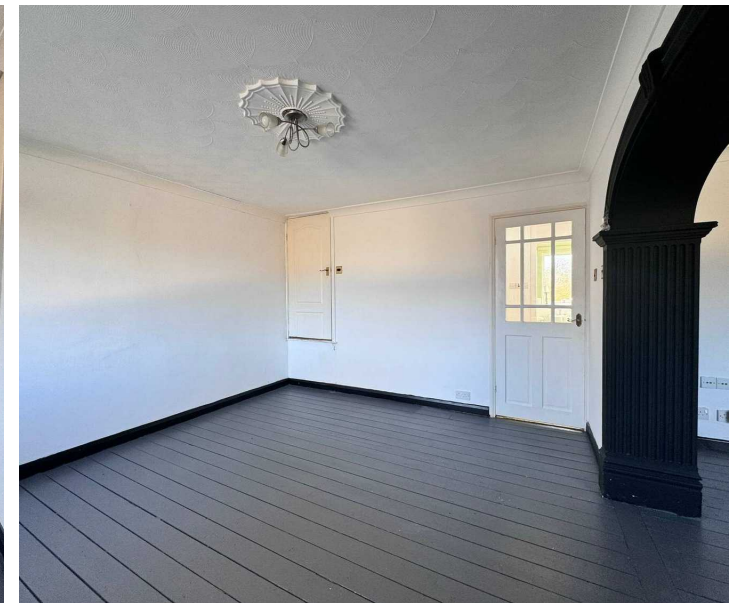


KITCHEN

With a range of wall and base units in a wood effect shaker style with laminate worktops and tiled splashbacks. There is space for cooker with extractor fan over, plumbing for a washing machine, space for a free-standing fridge freezer, stainless steel sink with chrome mixer tap over and uPVC double glazed window enjoying views.

DINING ROOM

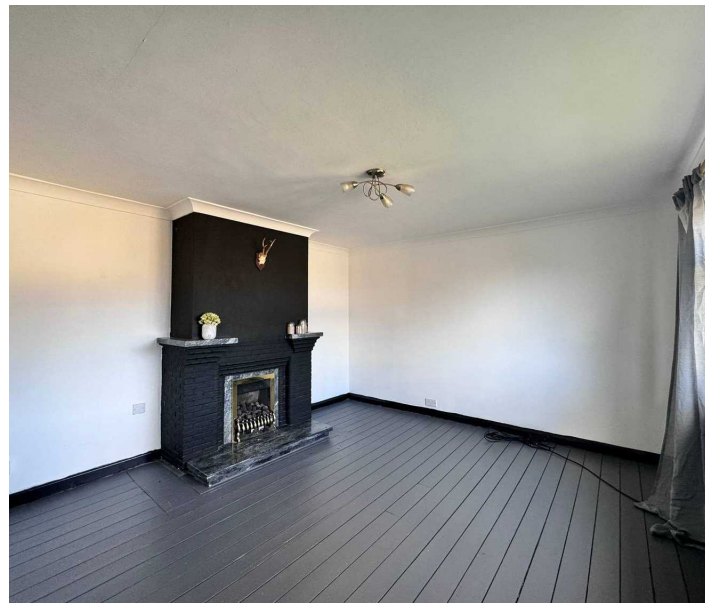
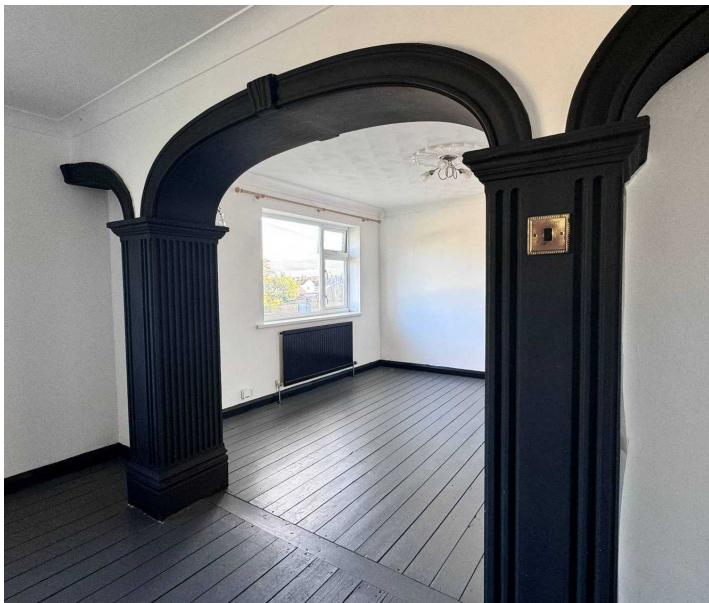
A generous dining space with ample room for table and chairs or flexibility to use as a further reception area, believed to have original been built as a double bedroom. There is ceiling light with coving to the ceiling, central heating radiator and uPVC double glazed window to front. Archway leads through to living room.





LIVING ROOM

A generous principal reception space again with uPVC double glazed windows to front with views towards neighbouring fields. There is ceiling light, coving to the ceiling, central heating radiator and coal effect gas fire.



BEDROOM

A double bedroom with ceiling light, central heating radiator and uPVC double glazed window to rear enjoying open views over neighbouring farmers' fields.

BATHROOM

Comprising a three piece white suite with close coupled W.C, pedestal basin with chrome taps and bath with chrome taps and Triton electric shower over with glazed shower screen. There is ceiling light, part tiling to wall, central heating radiator/towel rail and obscure uPVC double glazed window to rear.





OUTSIDE

The apartment enjoys its own private garden to the rear of the property. The garden is low maintenance in nature with perimeter fencing, low maintenance gravelled area and hard standing for shed.

ADDITIONAL INFORMATION

Please note that the current vendor informs us that the loft space is not included in the lease agreement with the freeholder, so cannot be utilised, though access is granted to maintain the boiler.



ADDITIONAL INFORMATION:

The EPC rating is E-53 and the Council Tax band is an 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)

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 TIMES 7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



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 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731 730	01977 800259	0113 4689331	01422 417000