



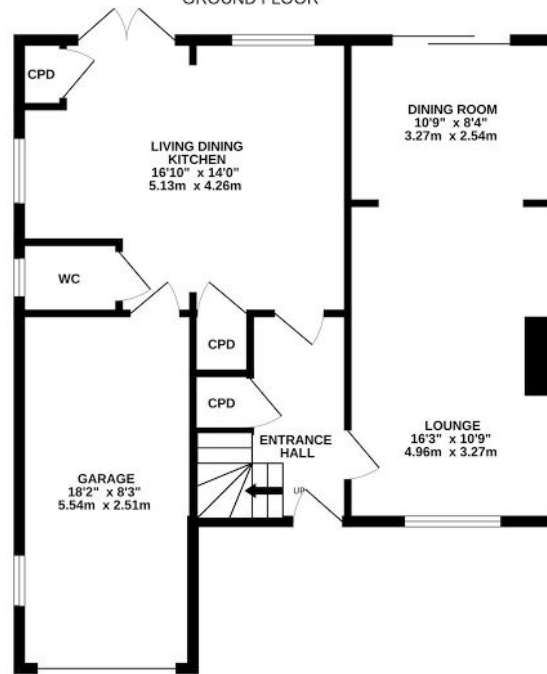
**Crag View, Thurgoland**

Sheffield

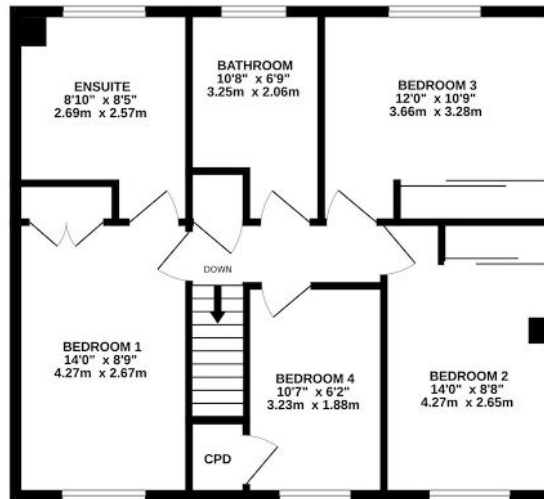
Offers in Region of **£425,000**



GROUND FLOOR



1ST FLOOR



CRAG 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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## Crag View, Thurgoland

Sheffield

**LOCATED ON THE END OF THIS QUIET RESIDENTIAL CUL-DE-SAC IN THIS HIGHLY REGARDED DEVELOPMENT, WE OFFER TO THE MARKET THIS VERY WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME OFFERING VIEWS TO FRONT AND ADJOINING FIELDS TO TWO SIDES. IDEALLY SITUATED CLOSE TO MAJOR ARTERIAL TRANSPORT LINKS REACHING LEEDS, SHEFFIELD AND BEYOND, THIS BRICK BUILT TRADITIONAL FAMILY HOME OFFERS A WEALTH OF ACCOMMODATION.** In a two story configuration, as follows: To ground floor: entrance hall, living dining kitchen, downstairs W.C., lounge, dining room. To first floor there are four well sized bedrooms including bedroom one with en- suite, an addition to the family bathroom. Outside there is a driveway leading to the integral garage, additional driveway to the side providing hard standing and parking for a further two vehicles. To the rear, there is a mature garden which is a magnet for local wildlife. With properties on this street rare to the market, we advise you arrange your viewing on the property at the earliest convenience.

- FOUR BEDROOMS
- DETACHED FAMILY HOME
- LOCATED ON QUIET CUL-DE-SAC
- OFFERS A WEALTH OF ACCOMODATION
- IDEALLY SITUATED CLOSE TO TRANSPORT LINKS





### **ENTRANCE HALLWAY**

Entrance gained via timber and decoratively glazed door into entrance hallway. With ceiling light, central heating radiator, wooden flooring, staircase rising to first floor with storage cupboard underneath. Here we gain access to the following rooms.

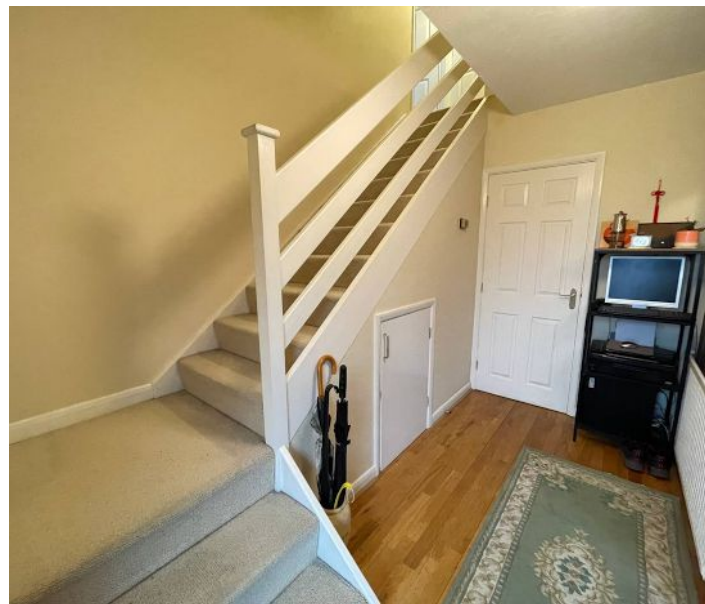
### **LIVING DINING KITCHEN**

16' 10" x 14' 0" (5.13m x 4.26m)

A superb home hub which has been amended and now incorporates what was the former utility room and is used as a kitchen, dining space and living area, with ample room for both dining and lounge furniture. The kitchen has a range of wall and base units in a wood effect shaker style with laminate worktops and tiled splashbacks with a wood effect flooring. There are integrated appliances in the form of electric oven, four burner electric hob with stainless steel splashback and chimney style extractor fan over. There is an integrated fridge freezer, integrated dishwasher and integrated washer dryer, with one and a half bowl sink with chrome mixer tap over. There are inset ceiling spotlights to kitchen area, further ceiling light to living space and there is natural light gained via uPVC double glazed windows to the rear and to the side, with twin French doors giving access to the rear garden. A cupboard housing the central heating boiler and the room is heated via central heating radiators.

### **PANTRY**

Door provides access to pantry under the stairs. Additional door into integral garage and further to the downstairs W.C.





### **DOWNSTAIRS W.C.**

Comprising a two piece white suite in the form of close coupled W.C., wall mounted basin with chrome mixer tap over. There is ceiling light, central heating radiator and obscure uPVC double glazed window to the side.

### **LOUNGE**

16' 3" x 10' 9" (4.96m x 3.27m)

Back from entrance hallway, door leads through to the lounge. Front facing principal reception space, with the main focal point being a multi fuel stove. There is ceiling light, two wall lights, coving to the ceiling, wood effect flooring, there is central heating radiator and uPVC double glazed window to the front. An archway leads through to the dining room.

### **DINING ROOM**

10' 9" x 8' 4" (3.27m x 2.54m)

With an open plan feel adjoining to the lounge, there is ample room for dining table and chairs. There is ceiling light, coving to the ceiling, central heating radiator and sliding uPVC double glazed window to the rear garden.







### FIRST FLOOR LANIDNG

Back from entrance hallway, staircase rises and turns to first floor landing, with ceiling light, access to loft via a hatch and access to airing cupboard housing the hot water tank. Here we gain entrance to the following rooms.

### BEDROOM ONE

14' 0" x 8' 9" (4.27m x 2.67m)

A spacious double room with ceiling light, central heating radiator and uPVC double glazed window to the front with far reaching views over neighbouring properties. There are built in wardrobes and door opens through to en-suite.

### EN - SUITE SHOWER ROOM

8' 10" x 8' 5" (2.69m x 2.57m)

A very well proportioned en-suite shower room, comprising a sanitary ware suite in the form of twin basins within vanity unit each with chrome mixer tap over with tiled splashback, low level W.C. and walk in shower with mains fed chrome mixer shower within. There is ceiling light, extractor fan, central heating radiator, tiled floor and obscure uPVC double glazed window to the rear.

### BEDROOM TWO

14' 0" x 8' 8" (4.27m x 2.65m)

Double bedroom with built in wardrobes, ceiling light, central heating radiator and front facing uPVC double glazed window with views.





### BEDROOM THREE

12' 0" x 10' 9" (3.66m x 3.28m)

Rear facing double bedroom with ceiling light, central heating radiator, uPVC double glazed window to the rear and built in wardrobe.

### BEDROOM FOUR

10' 7" x 6' 2" (3.23m x 1.88m)

With ceiling light, central heating radiator, uPVC double glazed window to the front and cupboard above the stairs.

### HOUSE BATHROOM

10' 8" x 6' 9" (3.25m x 2.06m)

Comprising a four piece white suite in an antique style. In the form of close coupled W.C., pedestal basin with chrome taps over, shower enclosure with mains fed chrome mixer shower within and free standing roll top bath with chrome mixer tap over and telephone style shower attachment. There is ceiling light, shaver socket, full tiling to walls and floor, central heating radiator and obscure uPVC double glazed window to the rear.







### **INTERNAL GARAGE**

18' 2" x 8' 3" (5.54m x 2.51m)

Accessed via internal door from kitchen and via up and over door to the front, this provides off street parking, storage or indeed scope for further conversion to additional living accommodation if so desired.

### **OUTSIDE**

To the front of the home, there is a lawned garden space with various shrubs and trees and there are two separate driveways. Immediately in front of the garage, there is a tarmacked driveway providing off street parking. In addition there is a further driveway to the side of the home which provides off street parking for two further vehicles or ideal for hardstanding for a caravan or similar or indeed scope to extend or add additional garage if so desired given necessary planning and consents. Also to the side of the home, there is a timber gate giving pedestrian access down a path to the side which in turn reaches the rear garden.





## OUTSIDE

To the rear, there is a beautiful mature garden, fully enclosed with perimeter fencing and hedging offering a lovely wildlife haven with a high degree of privacy with adjoining fields to two sides. Immediately behind the home, there is a flagged patio seating area and hard standing for shed, beyond which there is a two tiered lawn with path and flower beds containing various plants shrubs and trees. To the lower section of the garden, there is a further patio area, former pond and hard standing for a summer house.





**ADDITIONAL INFORMATION:**

The EPC rating is TBC 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****MAILING LIST**

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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





## Simon Blyth Estate Agents

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