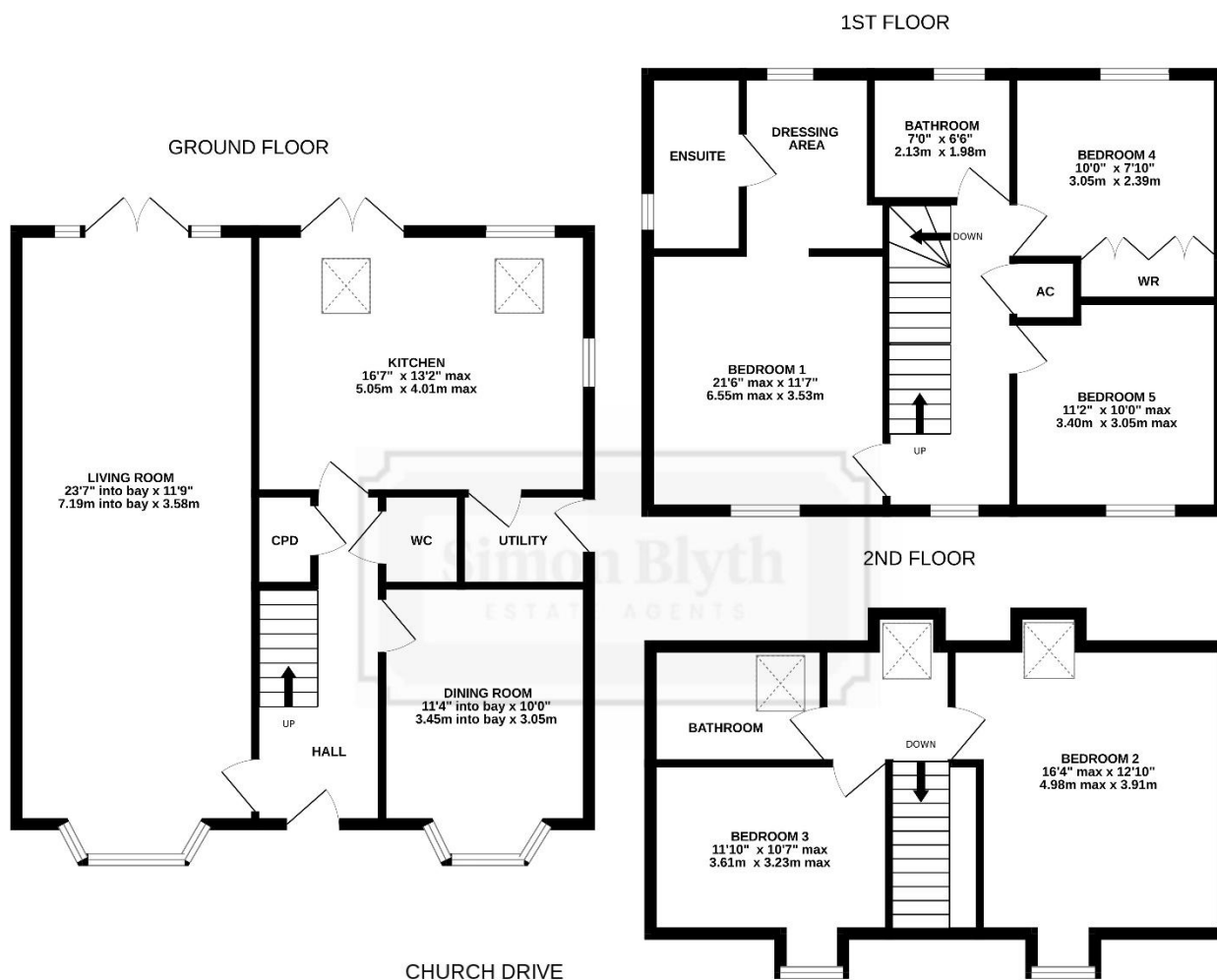




Simon Blyth
ESTATE AGENTS

CHURCH DRIVE, HOYLANDSWAINE

FLOORPLAN



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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PROPERTY DESCRIPTION

ENJOYING FAR-REACHING VIEWS TOWARDS HIGH HOYLAND AND CAWTHORNE, THIS WELL-PLANNED FIVE-BEDROOM DETACHED HOME SITS IN A HIGHLY REGARDED, ESTABLISHED DEVELOPMENT AND OFFERS EXCELLENT FAMILY ACCOMMODATION ACROSS THREE FLOORS. OFFERED WITH NO UPPER VENDOR CHAIN, ACCOMMODATION IS AS FOLLOWS; To ground floor; entrance hall, cloakroom/WC, a dining room, a comfortable lounge with bay window, and a good-sized dining kitchen that provides plenty of room for everyday dining and entertaining. A separate utility room completes the ground floor. On the first and second floors are five double bedrooms, including a principal bedroom with dressing area and en-suite, along with two additional bathrooms—one on each level, the top floor benefiting from a shower room. Outside, the property enjoys a driveway with parking for several vehicles and a single garage and to the rear, a terraced patio perfect for outdoor furniture while steps down lead to lawned garden area. With impressive views and a strong village setting, this is a well-positioned family home that offers space, practicality and a desirable outlook.

OFFERS IN REGION OF: £540,000

ENTRANCE HALLWAY

Composite door gives access through to the superbly presented entrance hallway. There is a view up to the top floor landing, with delightful spindles and balustrading on display. The hallway has a useful understairs storage cupboard, central heating radiator, and inset spot lighting. Here we gain access to the following rooms,



DOWNSTAIRS W.C

Beautifully appointed, the downstairs WC is fitted with a wash hand basin and low-level WC, with half-height wall tiling. The room also features a heated towel rail, central heating radiator, and an extractor fan.



LOUNGE

A principal and generously proportioned reception room, this lounge features a uPVC double glazed bay window overlooking the front, providing a pleasant outlook. Beautifully presented, it offers ample space for living furniture and, if desired, a dining table and chairs. The room is enhanced by a central heating radiator, inset ceiling spotlights, and twin French doors opening onto the rear terrace, enjoying delightful views.



DINING ROOM

A second reception room, currently used as a formal dining room, featuring a uPVC double-glazed bay window to the front, a central heating radiator, and inset ceiling spotlights as well a central point light with chandelier.



DINING KITCHEN

This spacious and modern dining kitchen features a range of white-gloss base and wall units with contrasting laminate worktops and a one-and-a-half stainless-steel sink with drainer. The room is bright and airy, helped by under-unit lighting, ceiling spotlights, two Velux windows, and twin uPVC French doors opening onto the rear terrace and garden. A further uPVC rear-facing window above the sink also provides pleasant views. There is ample space for a dining or breakfast table and chairs, making this an ideal area for everyday family living. Integrated appliances include a six-ring AEG gas hob with stainless-steel chimney-style extractor and an AEG double oven, offering both practicality and style. The room is finished with tiled flooring and a central heating radiator. An internal door leads through to the utility room.





UTILITY ROOM

A highly practical utility room, fitted with plumbing for a washing machine and space for a tumble dryer. The room includes a base unit with stainless-steel sink and drainer, a range of base and wall-mounted units, inset ceiling spotlights, and a central heating radiator. A composite side door with uPVC obscure-glazed window provides access to the exterior.



FIRST FLOOR LANDING

From the entrance hall, the staircase turns and rises to the first-floor landing. There is a window to the front offering a pleasant outlook, and from the landing itself, a view continues up toward the top floor landing. The space features a central point with an impressive chandelier and a good-sized airing cupboard.



BEDROOM ONE

A well-proportioned principal bedroom enjoying excellent natural light and attractive views to both the front and rear, with long-distance outlooks towards High Hoyland and Cawthorne. The room features a central ceiling light point and a dressing area fitted with built-in wardrobes. A door leads through to the en-suite shower room.



EN-SUITE SHOWER ROOM

Featuring a fitted three-piece suite in the form of a low-flush WC, pedestal wash basin and a shower cubicle with a hand-held shower attachment. There is a uPVC double-glazed obscured glazed window, extractor fan and a towel rail/central heating radiator. The ceiling has inset spotlights; there is part tiling to walls and fully tiled flooring.



BEDROOM FOUR

A generously sized room featuring a rear-facing uPVC double-glazed window, inset ceiling spotlights, central heating radiator and fitted wardrobes.



BEDROOM FIVE

Positioned to the front, this double bedroom enjoys a pleasant outlook and a good amount of natural light. The room features a central heating radiator, ceiling light and uPVC double glazed window to front.



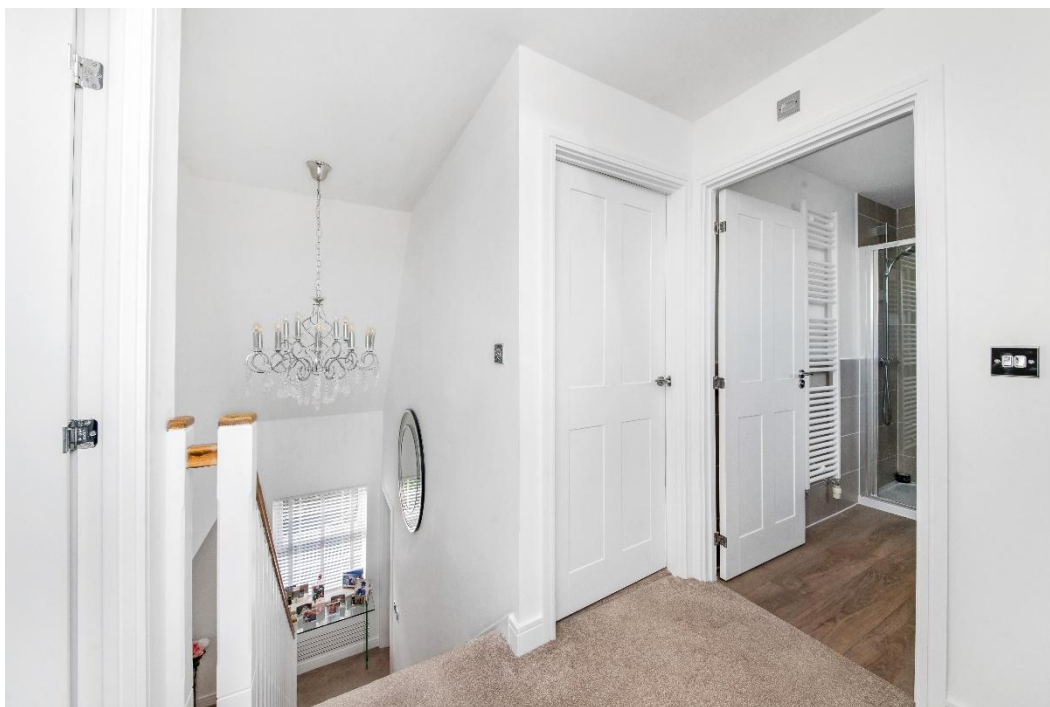
HOUSE BATHROOM

Comprising a double-ended bath with chrome mixer tap, shower fittings and glazed screen, this beautifully appointed bathroom also features a pedestal wash basin with chrome tap and a close-coupled WC. Additional highlights include inset ceiling spotlights, part-tiled walls with full-height tiling around the bath and shower, tiled flooring, a rear-facing uPVC double-glazed obscured window, extractor fan, and a heated towel rail/central heating radiator.



SECOND FLOOR LANDING

The staircase rises up to a fabulous top floor landing, where two Velux windows provide a stunning outlook to the rear, stretching towards Cawthorne, High Hoyland, and beyond. The landing also features a central ceiling light point with another impressive chandelier.



BEDROOM TWO

A generously proportioned double bedroom with windows to both the front and rear, the latter providing a particularly striking view. The room is filled with natural light and is fitted with a central heating radiator, ceiling light and fitted wardrobes.



BEDROOM THREE

Currently used as a playroom, this room is still capable of accommodating a double bed. It features uPVC double-glazed windows to the front, inset ceiling spotlights, and a central heating radiator.



SECOND FLOOR SHOWER ROOM

Fitted with a contemporary three-piece suite in white, this bathroom includes a generous shower with chrome fittings, low-level WC, and pedestal wash basin, all from quality manufacturers. The room is finished with half-height wall tiling and full-height tiling around the shower, a Velux window, inset ceiling spotlights, and a heated towel rail/central heating radiator.



OUTSIDE

The property boasts an attractive stone façade with a double-aspect frontage. A small lawned area leads to the front door, while a tarmac driveway to the side provides access to a semi-detached garage with space for two vehicles, fitted with power and lighting. At the rear, twin French doors from the dining kitchen open onto a spacious flagged terrace, ideal for outdoor furniture and entertaining, with delightful views over neighbouring properties and the surrounding open countryside. Steps descend to a lawned garden, fully enclosed by perimeter fencing, with a further timber gate providing access to the property's own driveway.









ADDITIONAL INFORMATION

EPC rating – B-85

Property tenure – Freehold

Council tax band – F

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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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 TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



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