

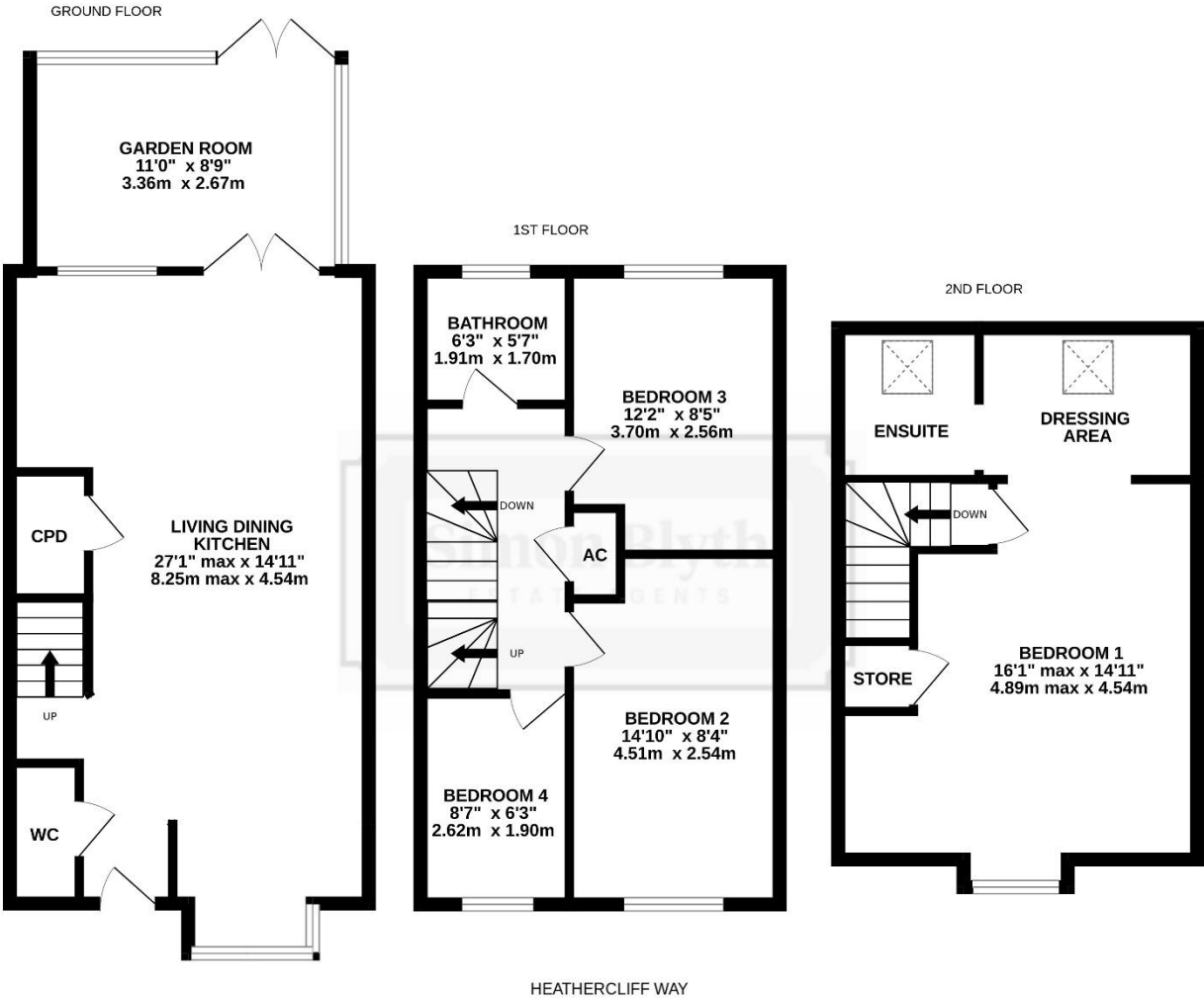


**Simon Blyth**  
ESTATE AGENTS

**HEATHERCLIFF WAY, PENISTONE**



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

OCCUPYING A QUIET CUL-DE-SAC POSITION IN THIS POPULAR, RESIDENTIAL CUL-DE-SAC, WE OFFER TO THE MARKET THIS BEAUTIFULLY PRESENTED FOUR BEDROOM THREE STOREYS, TOWNHOUSE PROPERTY, IN THIS HIGHLY CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRAIN STATION. HAVING BEEN SIGNIFICANTLY UPGRADED BY THE CURRENT VENDOR, THE ACCOMMODATION IS AS FOLLOWS: To ground floor: entrance hallway, downstairs W.C., fabulous open-plan living dining kitchen and conservatory/playroom. To first floor there are three well-sized bedrooms and a family bathroom. To second floor there is an impressive master suite with dressing area and en-suite shower room. Externally, there is a single garage with driveway providing off-street parking and to rear a low-maintenance garden. Homes of this type are in high demand in such a popular location, with an early viewing recommended.

**OFFERS IN REGION OF: £285,000**

## ENTRANCE HALLWAY

Entrance gained via composite and glazed door into entrance hall. With inset ceiling spotlights, central heating radiator and access to the following rooms:



## DOWNSTAIRS W.C

Comprising a two-piece white suite in the form of closed coupled W.C, pedestal hand wash basin with tiled splashback, ceiling light, central heating radiator, extractor fan and wood effect flooring.





### OPEN PLAN LIVING DINING KITCHEN

A spacious and airy open plan living/dining kitchen, recently upgraded by the current owners and appointed to an excellent standard. The kitchen features a range of base and wall units in a white gloss shaker style with under-cupboard lighting, complemented by contrasting quartz worktops and matching splashbacks. Integrated appliances include a washing machine, dishwasher, fridge freezer, microwave, and a built-in oven and grill. A useful pantry-style cupboard houses the boiler. There is a stainless-steel Belfast sink with mixer tap and integrated quartz drainer, and to the front of the room sits a uPVC double-glazed bay window with a charming window seat, bringing in excellent natural light. A central island—also finished with a quartz work surface—offers further workspace and accommodates a Belling four-ring induction hob with extractor above.



### OPEN PLAN LIVING DINING KITCHEN

The room is finished with a continuation of the attractive wood-effect flooring and ceiling spotlights throughout, creating a bright, welcoming, and well-planned open-plan space ideal for everyday living and entertaining. Positioned to the far end of the open-plan space is the living area, offering a comfortable and versatile setting for everyday relaxation. This section of the room enjoys a combination of a central ceiling light point and inset spotlights, along with a uPVC double-glazed window and twin French doors giving access to the conservatory, ensuring plenty of natural light. The entire ground-floor area benefits from three central heating radiators, providing warmth throughout.







## CONSERVATORY

Forming part of the property's extension and providing a further reception area, the conservatory features dual-aspect uPVC double-glazed windows to two sides, with twin French doors giving access to the rear garden. The room is finished with a continuation of the attractive wood-effect flooring, creating a bright and versatile space for relaxation or entertaining.



## FIRST FLOOR LANDING

From entrance hall and open plan living dining kitchen, a staircase rises and turns into first floor landing, with ceiling light, central heating radiator and airing cupboard. Here we gain access to the following rooms.





## BEDROOM TWO

A generously proportioned double room to the front of the property, featuring uPVC double-glazed windows, a central ceiling light point, and a central heating radiator. Currently, the room is utilised as a playroom, offering a flexible space suitable for a variety of uses.





### BEDROOM THREE

Another generously sized room, positioned to the rear of the property, featuring uPVC double-glazed windows overlooking the garden, a central ceiling light and a central heating radiator.



### BEDROOM FOUR

A compact, versatile room to the front of the property, featuring a uPVC double-glazed window, central ceiling light point, and central heating radiator. Currently used as a study, the room could easily accommodate a single bed and serve as a small bedroom if required.





## 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.





## BEDROOM ONE

A fantastic and spacious double bedroom, beautifully bright with dual-aspect natural light from a uPVC double-glazed window to the front and a Velux window to the rear. One wall features decorative panelling, and there is ample space for a king-size bed, along with a central ceiling light point, central heating radiator, and a storage cupboard. The room leads through to a generous dressing area, also fitted with a ceiling light point and central heating radiator, which in turn provides access to the en-suite shower room. There is also access to the loft via a hatch.





## DRESSING AREA



## EN-SUITE SHOWER ROOM

The en-suite shower room is fitted with a three-piece white suite comprising a low-flush WC, pedestal wash hand basin with tiled splashback, and a shower cubicle with mains-fed shower and floor-to-ceiling tiling. The room also features a Velux window, central ceiling light point, extractor fan, and a central heating radiator.





## OUTSIDE

To the front of the property, you are welcomed via a few steps leading up to the front door. To the rear, accessed from the conservatory, the property benefits from a low-maintenance garden, thoughtfully divided into separate areas and fully enclosed with perimeter fencing. There is an artificial lawn, along with a terraced section providing space for a variety of shrubs and plants, creating a pleasant and easily managed outdoor environment. The property also offers off-street parking, with its own single garage forming part of a block of neighbouring garages, and a driveway providing space for at least one additional vehicle.













### **ADDITIONAL INFORMATION**

EPC rating – C-80

Property tenure – Freehold

Council tax band – C

### **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 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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## MAIN CONTACTS

T: 01226 762400

W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [Penistone@simonblyth.co.uk](mailto:Penistone@simonblyth.co.uk)

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[WWW.SIMONBLYTH.CO.UK](http://WWW.SIMONBLYTH.CO.UK)

Wakefield  
01924 361631

Huddersfield  
01484 651878

Holmfirth  
01484 689689

Kirkburton  
01484 603399

Penistone  
01226 762400

Sheffield  
01143 216 590

Barnsley  
01226 731730

Pontefract  
01977 800259