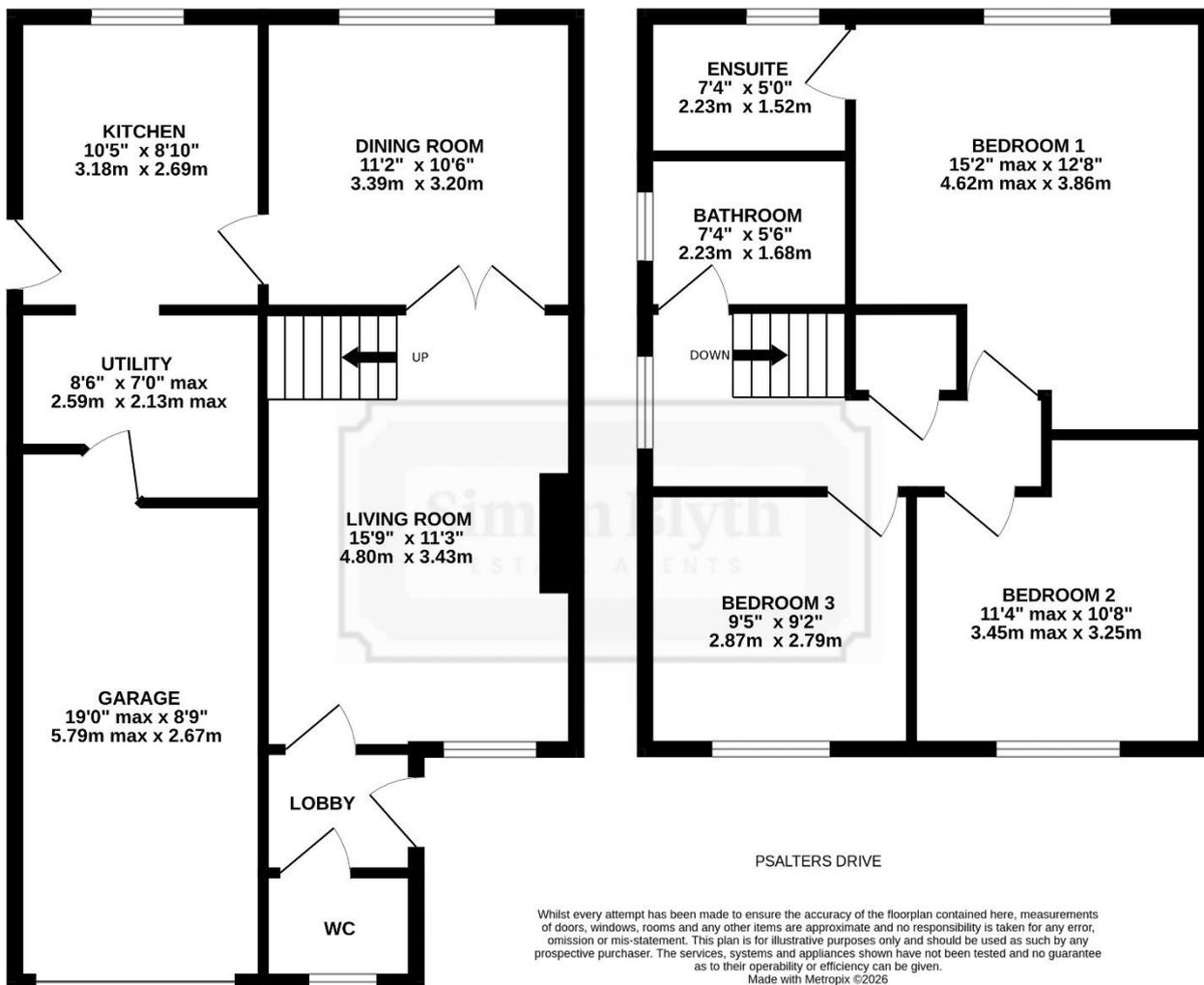




**PSALTERS DRIVE, OXSPRING, S36 8ZW**

GROUND FLOOR

1ST FLOOR



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:

**A VERY WELL PROPORTIONED, THREE BEDROOM FAMILY HOME OFFERING A WEALTH OF ACCOMMODATION IN A TRADITIONAL TWO STOREY CONFIGURATION, OCCUPYING A SUBSTANTIALLY SPACIOUS CORNER PLOT POSITION IN THE HIGHLY REGARDED VILLAGE OF OXSPRING. WELL PLACED FOR ACCESS TO LOCAL AMENITIES, SCHOOLING, TRANSPORT LINKS AND THE TRANS PENNINE TRAIL, THE PROPERTY NONETHELESS ENJOYS A PLEASANT POSITION. We offer to the market this substantial family home with the following accommodation: to the ground floor, entrance hall, downstairs W.C., kitchen, utility, dining room and lounge. To the first floor there are three bedrooms, including bedroom one with en-suite facilities, and a family bathroom. Externally, the property benefits from off-street parking to the front for multiple vehicles, leading to an integral garage, together with enclosed gardens to the side and rear, the overall plot being of particularly generous proportions given its corner position. Properties of this nature, offering both space and a sought-after village setting, are in high demand. An early viewing is therefore strongly recommended.**

**OFFERS IN THE REGION OF £325,000**

### ENTRANCE PORCH

Entrance gained via uPVC and obscured double-glazed window into entrance hall with ceiling light, 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 basin with chrome mixer taps over with tiled splash back, central heating radiator, ceiling light and uPVC obscured double glazed window to front.



### LOUNGE

A well-proportioned principal reception room, offering ample space for living furniture. The main focal point is a wall-mounted gas fire set to the chimney breast. There is a central ceiling light point with ceiling fan and coving to the ceiling, two central heating radiators, and uPVC double glazed windows to the front elevation, providing a good degree of natural light. Stairs rise to the first floor, and timber and glazed twin doors lead through to the dining room.



### DINING ROOM

A second reception room, featuring a central ceiling light point, coving to the ceiling, and a central heating radiator. There are full-length uPVC double glazed windows to the rear elevation, allowing for excellent natural light and pleasant views over the garden.



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## KITCHEN

Comprising an upgraded Penistone Interiors fitted kitchen, featuring a range of base and wall units in a light blue matt finish with contrasting laminate work surfaces. There are integrated appliances including a state-of-the-art Neff induction hob with three fixed burners and a large flexible zone with stainless steel chimney-style extractor over, and an integrated double Hotpoint oven. There is a two-bowl black composite sink with chrome mixer tap over and integrated drainer. The room also benefits from a central heating radiator and ceiling light point, with natural light provided via a uPVC double glazed window to the rear and a uPVC obscured double glazed door giving access out to the garden. An archway leads through to the utility room.



### UTILITY

From the kitchen, an archway leads through to the utility area, comprising a range of wall and base units in a matching style to the ones fitted in the kitchen, with contrasting laminate work surfaces. There are ceiling light points, plumbing for a washing machine, and space for a tumble dryer and freestanding fridge freezer. A door provides access to the integral garage.



### INTEGRAL GARAGE

Accessed from the front of the property via an up-and-over garage door, with a further internal door leading through to the utility room. The garage provides a useful storage space or secure parking, and benefits from a central ceiling light point and power.

### FIRST FLOOR LANDING

From the lounge, a staircase rises to the first-floor landing, featuring a wooden handrail with metal spindle balustrade. The landing benefits from two ceiling light points, a central heating radiator, and a uPVC double glazed window to the side elevation, providing natural light. There is also access to the loft via a hatch. From here, access is gained to the following rooms:



### BEDROOM ONE

A generously proportioned principal bedroom, with ceiling light point with fan attachment, a central heating radiator, and a uPVC double glazed window to the rear elevation, providing a pleasant outlook. A door gives access to en-suite shower room.



### EN-SUITE SHOWER ROOM

Comprising a three-piece suite in white, including a low flush W.C., a hand wash basin set within a vanity unit with chrome mixer tap over, and a spacious shower enclosure with mains-fed shower. The room benefits from a ceiling light point, a chrome heated towel rail/central heating radiator, and a uPVC double glazed obscured window, with tiling to splashback areas and laminate flooring.



### BEDROOM TWO

A well-proportioned double bedroom, featuring a ceiling light point with fan attachment, a central heating radiator, and a uPVC double glazed window to the front elevation, allowing for plenty of natural light.



### BEDROOM THREE

A generously sized bedroom, with a ceiling light point, central heating radiator, and a uPVC double glazed window to the front elevation.



### HOUSE BATHROOM

Comprising a three-piece suite in white, including a close-coupled low flush W.C., a hand basin set within a vanity unit, and a bath with mains-fed shower over and chrome mixer tap. The room features a central ceiling light point, a chrome heated towel rail/central heating radiator, and a uPVC double glazed opaque window, with tiling to splashback areas and laminate flooring.



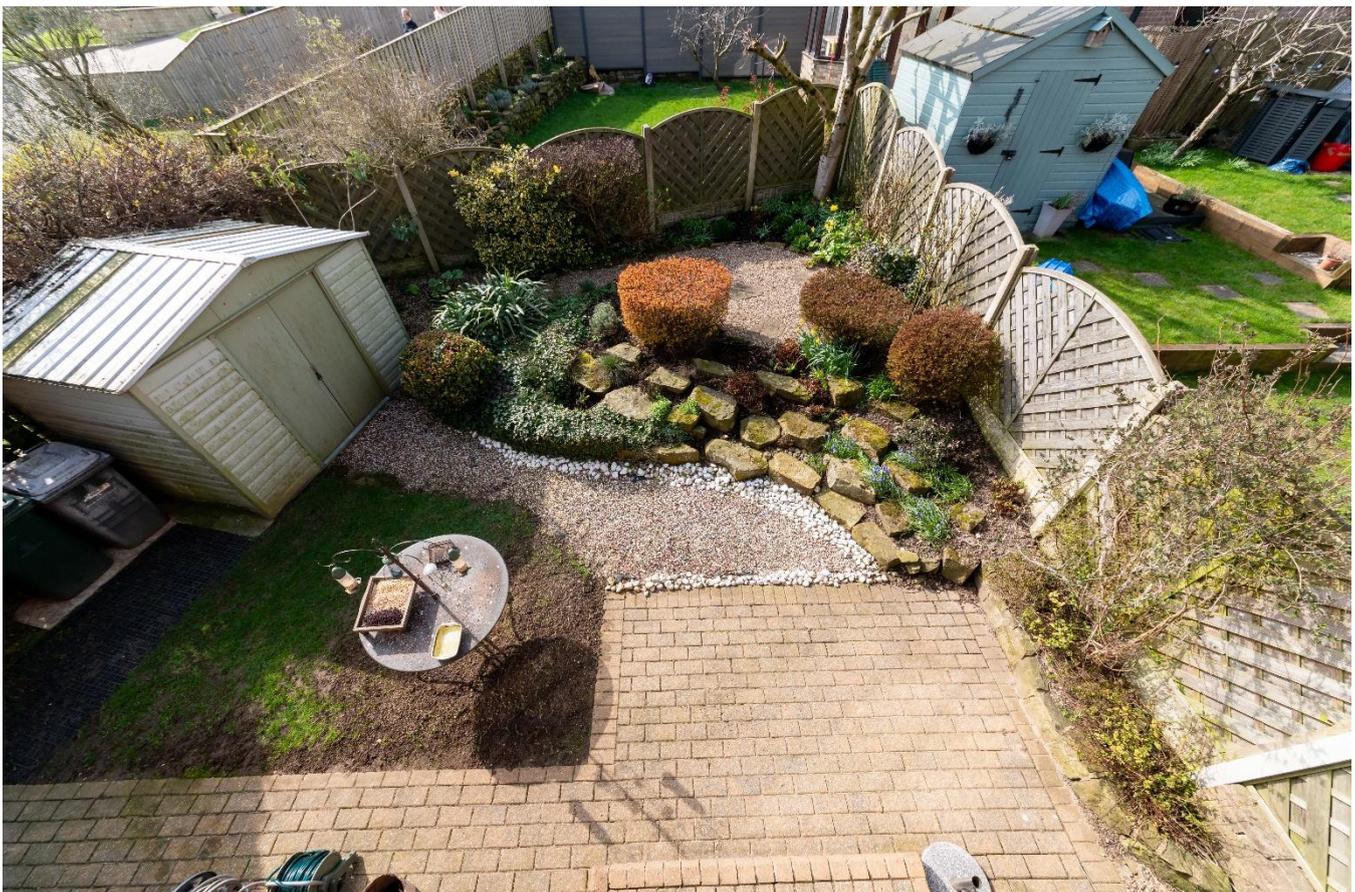
## OUTSIDE

The property benefits from a block-paved driveway to the front, providing off-street parking for at least two vehicles and leading to the integral single garage. To one side, there is a gravelled area with raised beds, planted with a variety of shrubs and plants. A timber gate provides access to the side garden, which is mainly laid to lawn and enjoys a highly desirable south-facing corner plot position. The garden is fully enclosed with perimeter fencing and contains mature trees, plants, and shrubs, offering a tranquil setting. A further country-style gate leads to a gravelled driveway, ideal for parking a motorhome or similar vehicle. The garden also features a third exit point via another timber gate, providing access to the opposite side of the plot, as illustrated in the photographs. Continuing along a flagged path, the garden extends to the rear, which is arranged over two levels.

Immediately behind the property is a flagged area, perfect for outdoor seating, with steps leading up to the upper terrace, also gravelled, creating an ideal space for relaxation or entertaining. The rear garden, enjoying a south-facing orientation, also houses a larger-than-average garden shed and is fully enclosed, providing a particularly secluded and versatile outdoor space.









### **ADDITIONAL INFORMATION**

EPC rating – C-73

Property tenure – Freehold

Council tax band – D

### **VIEWING:**

For an appointment to view, please contact the Penistone Office on 01226 762400.

### **BOUNDARY OWNERSHIP**

The boundary ownership 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 provide 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 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm

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#### MAIN CONTACTS

T: +44 (0)1226 762400

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

A: 1 St. Marys Street

Penistone

Sheffield

S36 6LR

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

Huddersfield  
01484 651878

Holmfirth  
01484 689689

Kirkburton  
01484 603399

Penistone  
01226 762400

Sheffield  
01143 216 590

Barnsley  
01226 731730