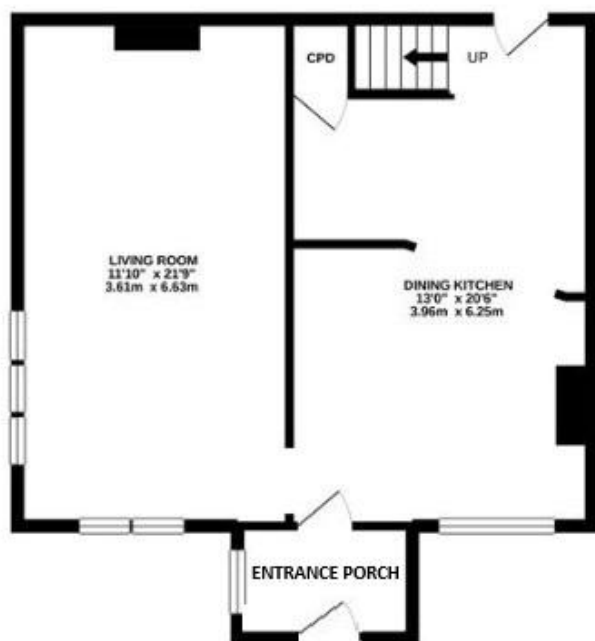


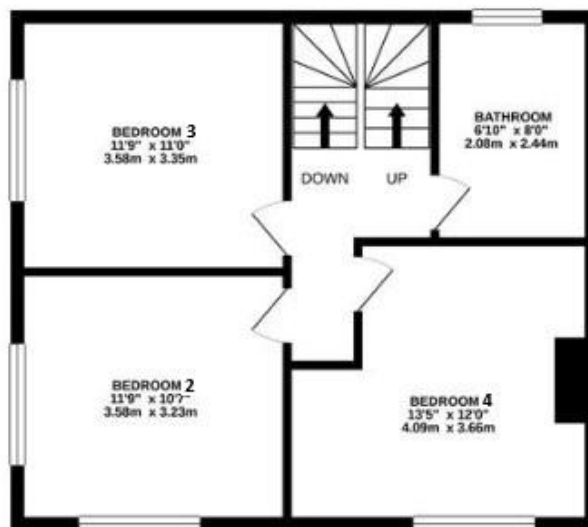


OLD MILL COTTAGES, ROUGHBIRCHWORTH LANE, OXSPRING, S36 8YE

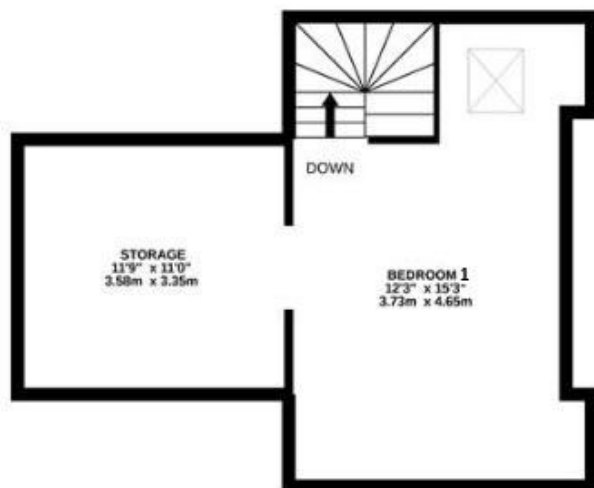
GROUND FLOOR



1ST FLOOR



2ND 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.

Made with Metronix ©2021



PROPERTY DESCRIPTION

A TRULY BEAUTIFUL, PERIOD HOME, OFFERING FOUR BEDROOM, SEMI-DETACHED, HIGH-QUALITY ACCOMMODATION, OVER THREE STOREYS, IN THIS LOVELY POSITION. HAVING BEEN SIGNIFICANTLY UPGRADED BY THE CURRENT VENDOR, AND WITH AN ABUNDANCE OF OFF-STREET PARKING, THE ACCOMMODATION IS AS FOLLOWS: – To ground floor: entrance porch, open-plan dining kitchen, and spacious living room. To first floor, there are three double bedrooms and a modern family bathroom. To second floor, there is bedroom one and a storage area. Externally, there is a block-paved driveway to front, providing off-street parking for numerous vehicles, and a self-contained, detached garden room/home office. To rear, there is a flagged patio area leading to a lawned area, and steps lead onto a raised decking with pergola. The home is well-positioned to reach major transport links, schooling, and the Trans Pennine Trail. A viewing must be arranged to fully appreciate this fabulous mix of quality fitments and period features in this beautiful family home.

EPC Rating is B-86.

Offers Around £450,000

ENTRANCE

Entrance gained via uPVC and decoratively glazed door with matching glazed side panels into entrance porch, a recent addition to the property completed by the current vendors, creating a generous space and acting as a midpoint between the interior and exterior. There is ceiling light and uPVC double glazed window to side, with a stone flagged floor. Timber and obscured glazed door then opens through to the dining kitchen.



DINING KITCHEN

A fabulous, open plan space offering contemporary living with a period feel. The kitchen has a range of wall and base units in a high gloss grey with contrasting, solid wood block worktops and tiled splashbacks, all completed by travertine, tiled flooring. There is a newly installed, twin, electric, stainless-steel oven, with five burner, SMEG gas hob with chimney style extractor fan over, ceramic sink with gold effect mixer tap over. In addition, there is an integrated fridge freezer, and integrated washing machine. The room has inset ceiling spotlights and natural light is gained via uPVC double glazed window to front and uPVC and obscure glazed door giving access to rear garden. Staircase rises to first floor with useful storage underneath. The main focal point of the dining space is a multi-fuel stove, set within brick, fire surround with stone hearth. Doorway leads through to living room.







LIVING ROOM

A fabulously proportioned, principal reception space, benefitting from a high degree of natural light via uPVC double glazed windows to two elevations. The main focal point of the room is a wood burning stove, sat within ornate fireplace, with exposed brick and timbers and stone flagged hearth. The room has a period feel with part wood panelling, ceiling light, two wall lights, antique style radiator and oak flooring.



FIRST FLOOR LANDING

From dining kitchen, stone staircase rises and turns to first floor landing.



BEDROOM TWO

A spacious double room, benefitting from uPVC double glazed windows to two elevations, ceiling light, antique style radiator and wood cladded wall.



BEDROOM THREE

A further double bedroom with ceiling light, antique style radiator and uPVC double glazed window to side.



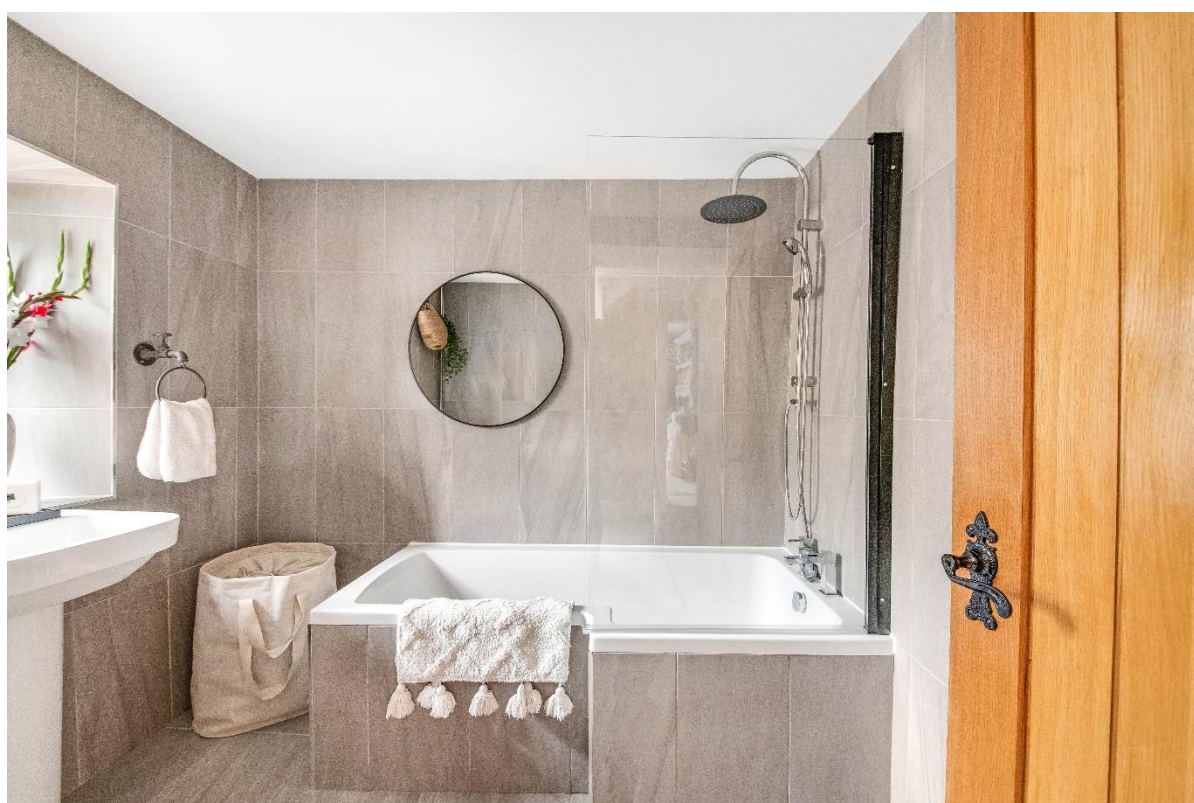
BEDROOM FOUR

A further double bedroom with exposed timbers, antique style radiator and uPVC double glazed window to front.



BATHROOM

A modern, family bathroom, comprising a three-piece, modern, white suite in the form of close coupled W.C, pedestal basin with chrome mixer tap and 'P' shaped shower bath, with chrome mixer tap, shower attachment and glazed shower screen. There is ceiling light, full tiling to walls and floor, chrome towel rail/radiator and obscure, uPVC double glazed window.



BEDROOM ONE

From first floor landing, staircase rises and turns to bedroom four. A spacious, double room, with some restricted head height and currently used as the main bedroom. This versatile space has inset ceiling spotlights, two wall lights, antique style radiator/towel rail, plumbing, and natural light is provided by a skylight to rear. The room is finished by a wood effect flooring. Archway leads through to storage area.



STORAGE ROOM

A generous storage area, though with restricted head height, there are inset ceiling spotlights.



OUTSIDE

To the front of the home there is a block paved driveway, providing off-street parking for numerous vehicles, with low-maintenance, slate flowerbeds containing various shrubs. There is also an area suitable for hardstanding and ideal for those with a caravan or motorhome. Immediately to the front of the property are raised planters, with sleepers. Here we also find the fabulous self-contained garden room/ home office. A gate opens to side garden, predominantly lawned, the garden has perimeter fencing and walling, with Indian stone flagged path. Immediately behind the home there is a low-maintenance, Indian stone flagged, patio seating area, steps lead into an elevated decked seating space with a fabulous pergola, ideal for entertaining or al fresco dining.







GARDEN ROOM/HOME OFFICE

A fantastic addition to the property, this versatile garden room is accessed via a uPVC composite door from the front of the house. Currently utilised as a hairdressing salon but could be utilised as a home office, the space is fully equipped with power and internal and external lighting, making it ideal for a range of potential uses. Beautifully presented throughout, it features three uPVC double-glazed windows to the front and side, allowing for plenty of natural light. Twin French doors provide additional access to the rear garden, enhancing the connection between indoor and outdoor spaces. Internally, a sliding door leads to a convenient W.C., adding further functionality.







ADDITIONAL INFORMATION

EPC rating – B-86

Property tenure – Freehold

Council tax band – D

The property also benefits from the installation of solar panels, offering increased energy efficiency and reduced utility costs

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 TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



MAIN CONTACTS

T: 01226 762400

W: www.simonblyth.co.uk

E: Penistone@simonblyth.co.uk

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



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