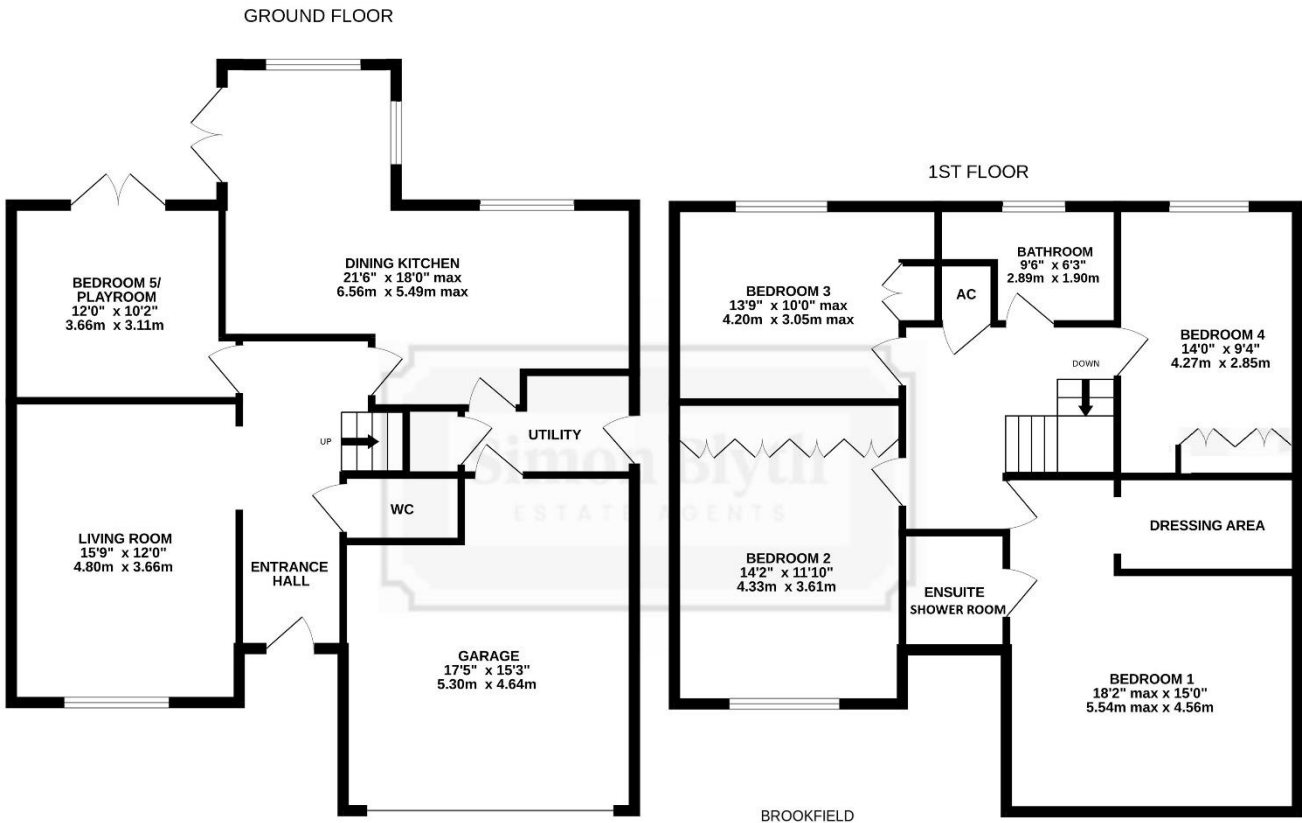




**BROOKFIELD, OXSPRING**



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 DESIRABLE END-OF-CUL-DE-SAC POSITION WITHIN THIS POPULAR RESIDENTIAL DEVELOPMENT, THIS SUBSTANTIAL STONE-BUILT DETACHED FAMILY HOME HAS BEEN SIGNIFICANTLY UPGRADED AND IS BEAUTIFULLY PRESENTED THROUGHOUT. The well-balanced accommodation includes a formal front-facing lounge with wood-burning stove, a spacious open-plan dining kitchen to the rear with direct access to the enclosed garden, a utility room and downstairs WC, together with a versatile ground-floor double room currently used as a home office/business, but equally suitable as a guest bedroom, home office or study. The integral double garage has been conditioned for use as a workshop and benefits from two central heating radiators, while remaining fully open and unpartitioned, offering excellent storage and the option to be used for garaging or additional off-street parking if desired. The garage is fitted with an electrically operated, insulated entrance door. To the first floor are four generous double bedrooms, including an impressive principal suite with walk-in wardrobe and re-appointed en-suite shower room, together with a family bathroom. The property benefits from gas-fired central heating, uPVC double glazing, off-street parking and occupies a quiet cul-de-sac position close to local amenities, schooling and the Trans Pennine Trail. An early viewing is strongly recommended.

**OFFERS IN REGION OF: £545,000**



## ENTRANCE HALLWAY

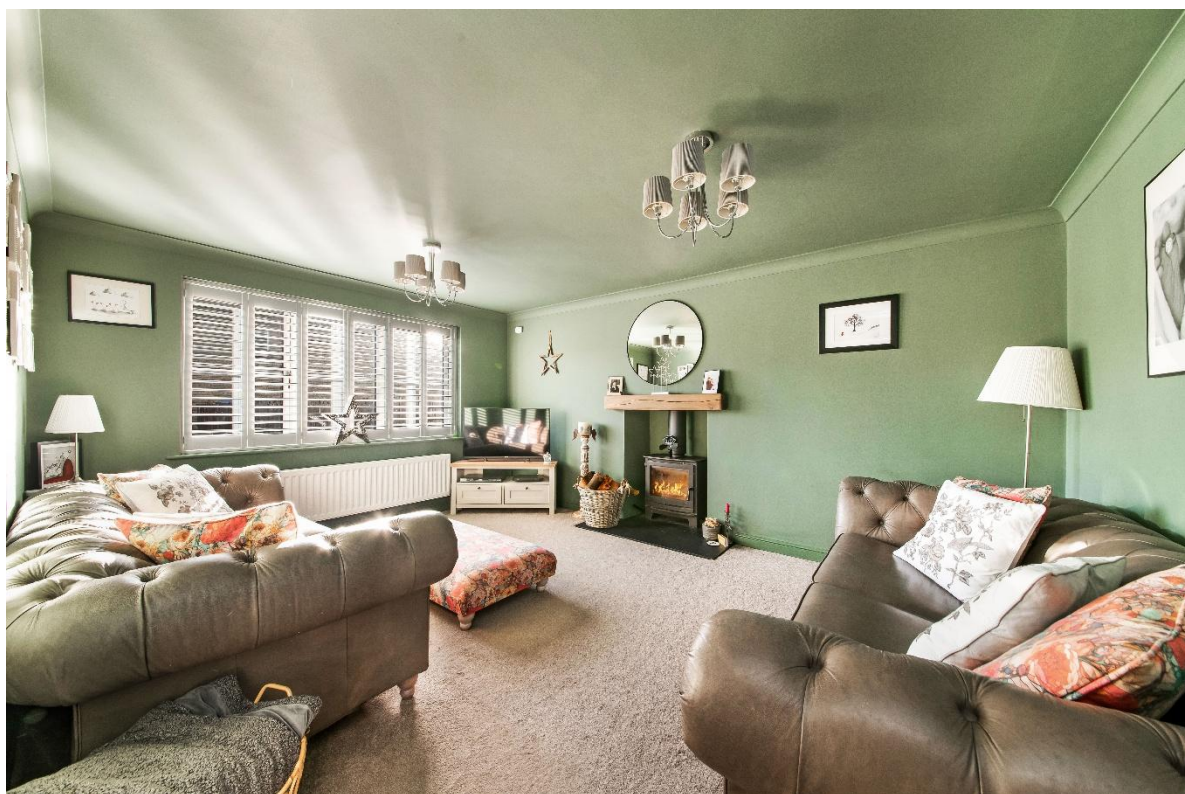
A welcoming and well-proportioned entrance hall featuring oak-effect Amtico flooring, coving to the ceiling and central heating radiator. Staircase rises to first floor landing and we also have access to the following rooms;





## LIVING ROOM

A fabulous principal reception room positioned to the front of the home, finished to a high standard and featuring a Dunsley wood-burning stove as the main focal point. The room benefits from ceiling lighting, coving, a central heating radiator and a uPVC double-glazed window to the front, complemented by bespoke plantation blinds which create a cosy and private atmosphere.



## OPEN PLAN DINING KITCHEN

Excellent proportioned space incorporating both kitchen and dining spaces in a L shaped configuration. The kitchen itself has a range of wall and base units in a cream shaker style with contrasting granite worktops, inset sink with tiled splashbacks and the whole space is complimented by a Karndean flooring throughout. Integrated appliances include, a Zanussi double oven, four-ring gas hob with extractor fan over, dishwasher, fridge and freezer. There are inset ceiling spotlights in the kitchen space, and ceiling lights over the dining space and an abundance of natural light gained via uPVC double glazed windows to rear and side and twin French doors giving access to the rear garden. The room is heated via central heating radiator. A kitchen door opens to the utility room.









### UTILITY

With continuation of Karndean flooring and comprising wall and base units in a matching cream shaker style with granite worktops and tiled splashbacks, plumbing for a washing machine and space for tumble dryer, stainless steel sink with chrome mixer tap over. There are ceiling lights, central heating radiator and composite and obscured glazed door giving access to the side of the home. A door provides access to a storage space underneath the stairs and an further door gives access to the double garage.



### DOWNSTAIRS W.C

Featuring a stylish and modern white two-piece suite comprising vanity wash hand basin with storage beneath and close coupled W.C. There is central heating radiator, continuation of the oak effect Amtico flooring, ceiling light and extractor fan.





### BEDROOM FIVE/PLAYROOM

Currently utilised by the vendors as a home office/business space, this versatile rear-facing double room offers flexible use as a guest bedroom, fifth bedroom, or playroom. The room features twin French doors opening directly onto the garden, allowing for excellent natural light and garden access. Finished with laminate flooring, a ceiling light, coving to the ceiling and a central heating radiator.





## FIRST FLOOR LANDING

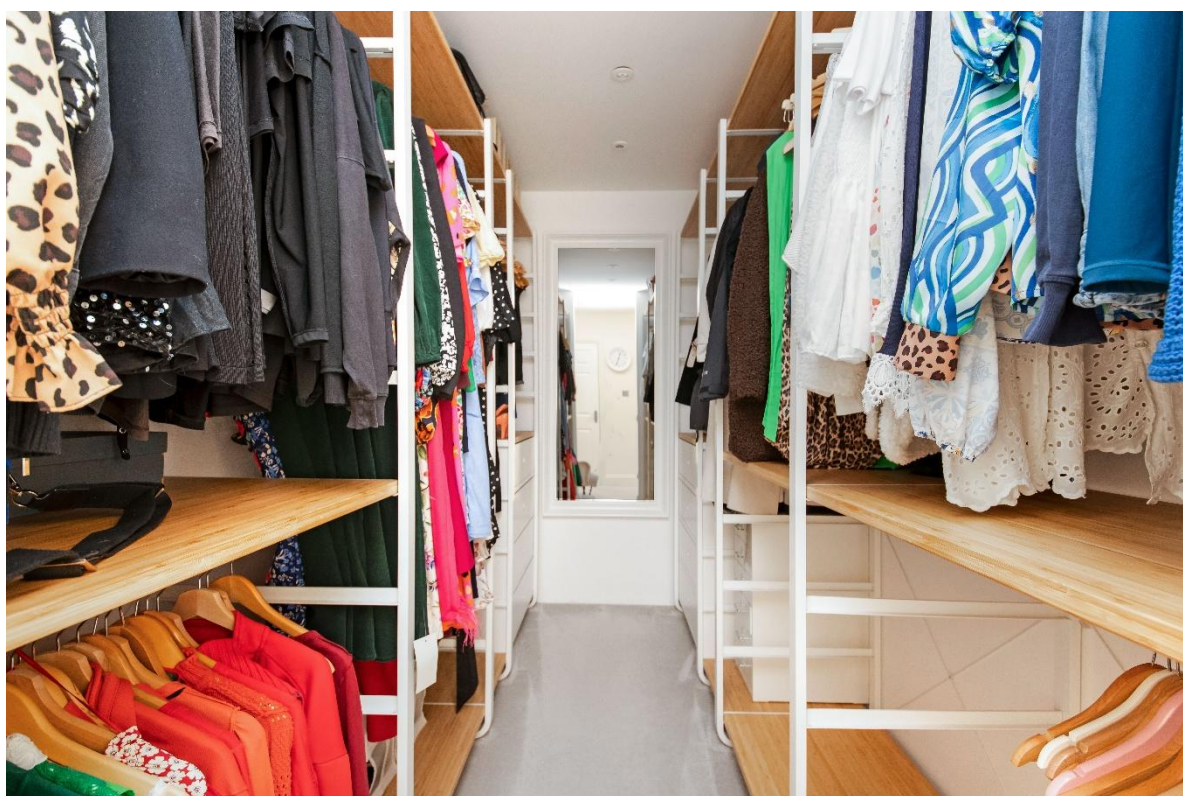
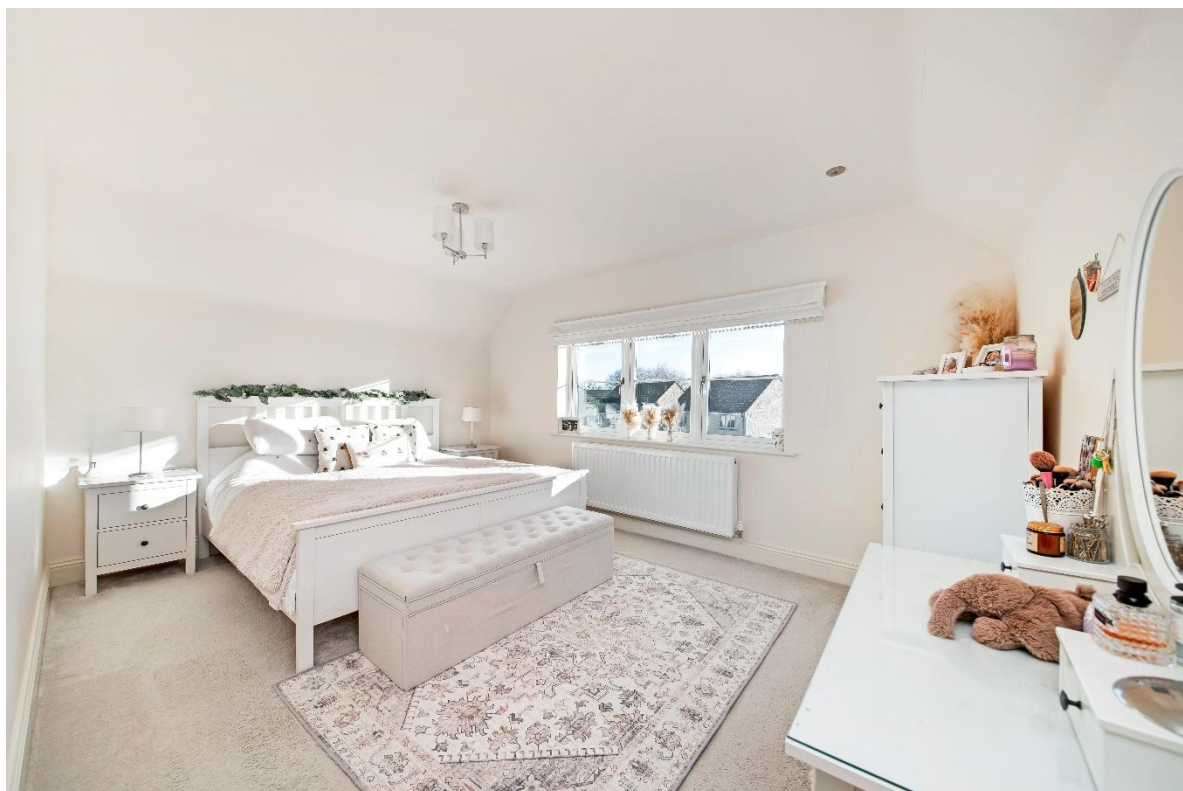
Front entrance hallway staircase rises and turns to the first-floor landing with spindle balustrade and ceiling light, coving to the ceiling, central heating radiator and access to loft via a hatch, accessed via a drop-down ladder. The loft being partly boarded provides useful storage. From the landing we gain access to airing cupboard, housing the Megaflow hot water tank and the following rooms.





### BEDROOM ONE WITH WALK- IN WARDROBE

A superb front facing main suite with ceiling lights, central heating radiator and uPVC double glazed window to front. There is access to a spacious walk-in wardrobe with inset ceiling spotlights and an abundance of hanging space, fitted shelving and drawers. A further door gives access to en-suite shower room.





### EN-SUITE SHOWER ROOM

Beautifully re-appointed by the current vendors with a modern white three-piece suite comprising tiled shower enclosure with thermostatic shower, vanity wash hand basin and low-flush WC. Finished with downlighting, extractor fan and cast iron-style heated towel rail.



### BEDROOM TWO

A further spacious front-facing double bedroom enjoying a pleasant outlook down the cul-de-sac via uPVC double glazed window, with full-height fitted wardrobes, ceiling light, coving to the ceiling and central heating radiator.





### BEDROOM THREE

A rear-facing double bedroom with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to rear.



### BEDROOM FOUR

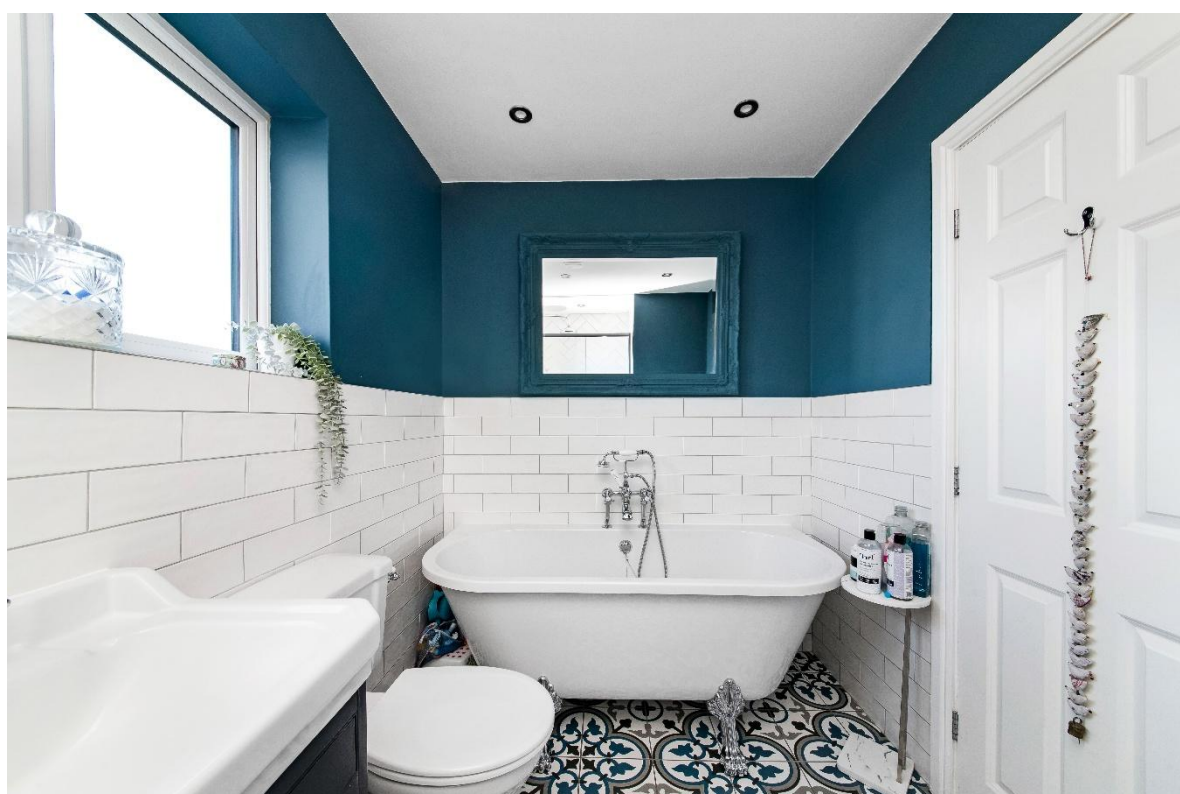
Another generous rear-facing bedroom with two built-in double wardrobes, ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to rear.





## HOUSE BATHROOM

Beautifully upgraded by the current vendors, this is a luxurious and stylish four-piece suite comprising walk-in shower enclosure, bath with chrome feet, vanity wash hand basin and low-flush WC. There are inset ceiling spotlights, tiled floor and part tiling to walls extractor fan and antique style cast iron heated towel rail/central heating radiator.





## OUTSIDE

To the front of the property there is a generous double driveway providing off-street parking for multiple vehicles and leading to the integral double garage, which is fitted with an electronically controlled, insulated up-and-over door. There is a front garden which is mainly laid to lawn with established planting. Timber gates to both sides of the property provide access to the rear garden. To the rear, immediately behind the house, there are Yorkshire stone flagged patio areas, ideal for outdoor dining and entertaining. Beyond this, there is a large lawned garden, fully enclosed with perimeter fencing and walling to all sides.













## **ADDITIONAL INFORMATION**

EPC rating – C-74

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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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**

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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.

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### **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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