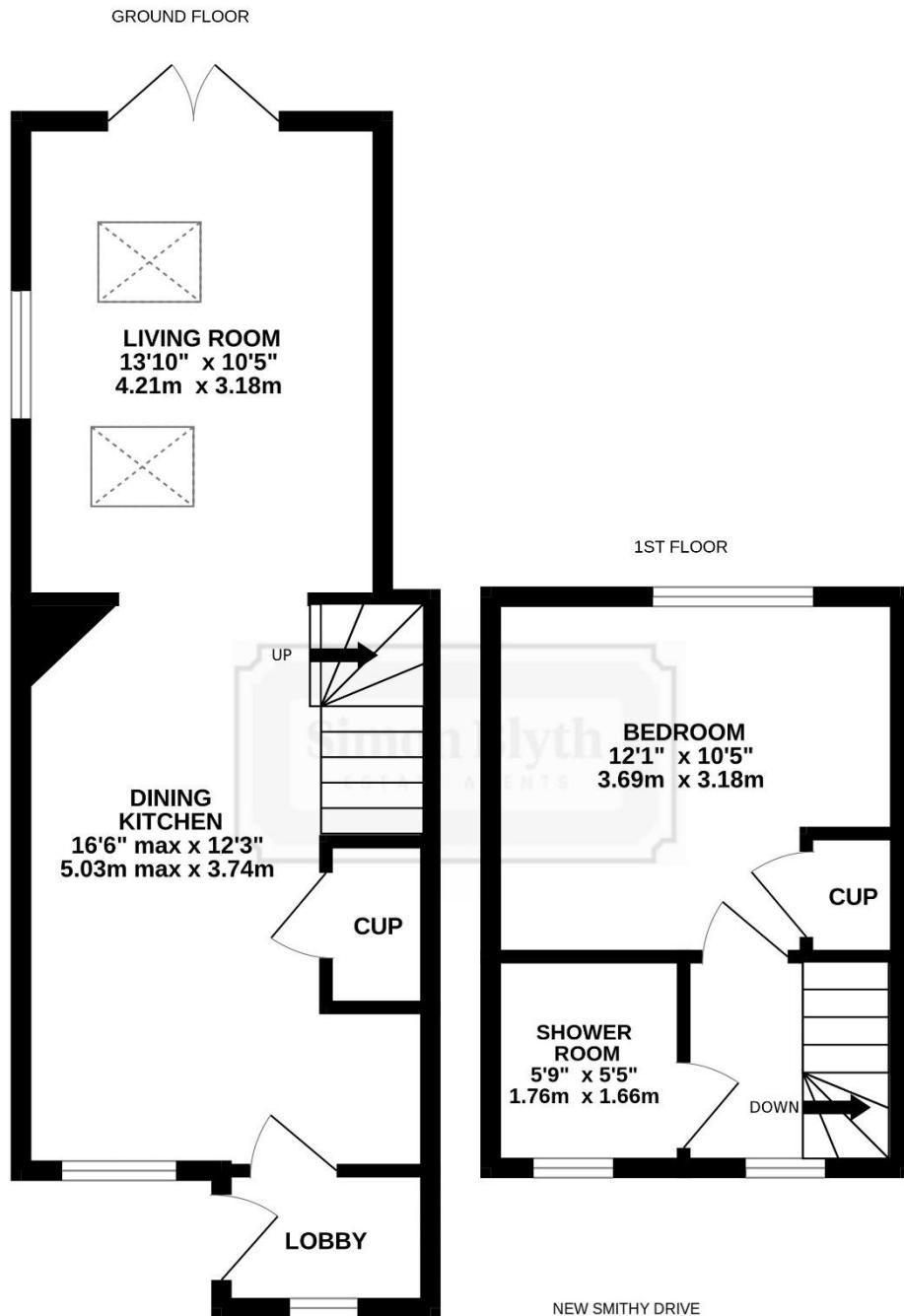


**Simon Blyth**  
ESTATE AGENTS



**NEW SMITHY DRIVE, THURLSTONE, SHEFFIELD**



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 WELL-PROPORTIONED AND BEAUTIFULLY EXTENDED ONE-BEDROOM TERRACED HOME, OFFERED WITH NO UPPER VENDOR CHAIN AND LOCATED IN A QUIET RESIDENTIAL CUL-DE-SAC IN THIS HIGHLY SOUGHT-AFTER VILLAGE, WITH EXCELLENT ACCESS TO LOCAL AMENITIES AND SCHOOLING. The home provides well-planned two-storey accommodation and benefits from a pleasant, low-maintenance garden to the rear and single garage. To ground Floor: Entrance porch leading into an open-plan dining kitchen, which in turn flows through to the lounge, forming part of the extension to the property and creating a bright and sociable living space. To first floor: A generous double bedroom and a modern shower room. Outside, to the rear there is a spacious low-maintenance garden designed for ease of upkeep, along with a large shed/workshop and a summerhouse, offering substantial storage space and versatility. The property also benefits from a single garage in a block, featuring a personal access door and a remote-controlled up-and-over door. Homes of this type are in high demand in such a desirable location, and an early internal viewing is highly recommended.

**OFFERS IN REGION OF: £180,000**

## ENTRANCE PORCH

Entrance gained via composite and double-glazed door into entrance porch. An addition to the home with uPVC double glazing window to the front, ceiling light, tiled floor and further timber and glazed stable style door leads through to kitchen.

## OPEN PLAN DINING KITCHEN

A spacious open-plan dining kitchen, thoughtfully divided into two distinct areas. The kitchen is fitted with a range of white wood shaker-style wall and base units, complemented by solid wood worktops and tiled splash backs. There is space for a cooker with extractor fan over, space for a fridge, plumbing for a washing machine and dishwasher, and a Belfast-style sink with chrome mixer tap set beneath a uPVC double-glazed window to the front. The kitchen area benefits from a ceiling light, tiled flooring, and a door opening to an understairs cupboard providing useful storage. The room then opens into the dining area, which features a ceiling light, central heating radiator, and as its main focal point, a living flame gas fire with control operation, giving the space a cosy feel. A staircase with spindle balustrade rises and turns to the first-floor landing, while a further opening leads through to the lounge.





## LOUNGE

Forming part of the property's extension, this is a further spacious rear-facing reception room, with the main focal point being a Contura fireplace. An abundance of natural light is provided via uPVC twin French doors giving access to the private rear garden, a uPVC double-glazed window to the side, and two Velux roof windows. The room also benefits from inset ceiling spotlights and two contemporary central heating radiators.



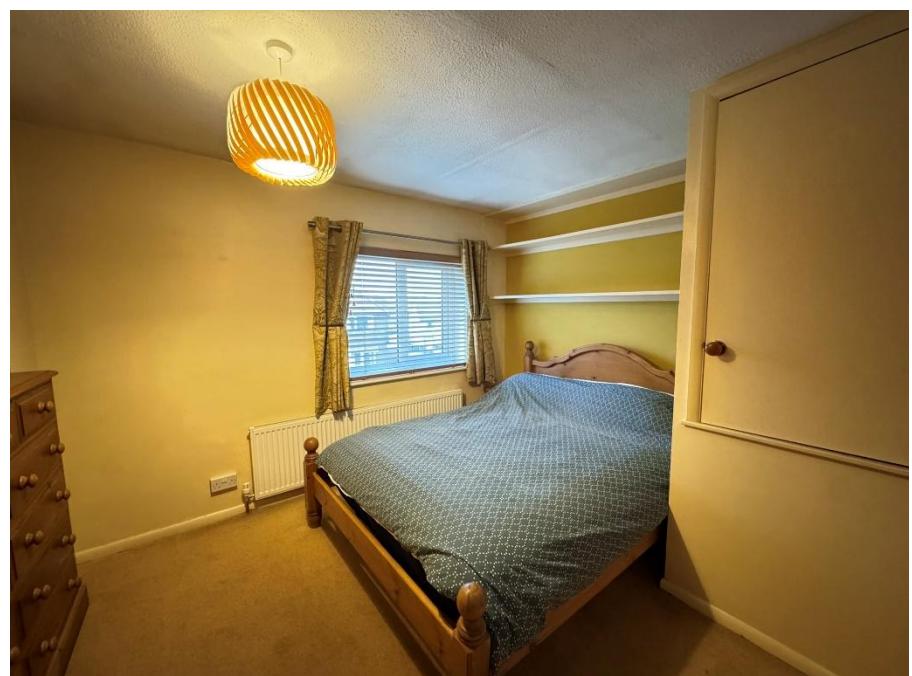
## FIRST FLOOR LANDING

From open plan dining kitchen, a staircase rises and turns to first floor landing. With ceiling light, access to loft via a hatch, uPVC double glazed window to front and here we gain entrance to the following rooms:



## BEDROOM

A spacious double bedroom positioned to the rear of the home, with a uPVC double-glazed window overlooking the garden and neighboring properties. The room features a ceiling light, central heating radiator, and a built-in cupboard housing the boiler, which we are informed has been recently installed and remains under warranty.



## SHOWER ROOM

Comprising a two-piece white suite in the form of a close-coupled W.C. and pedestal basin with chrome mixer taps, together with a separate shower enclosure fitted with a mains-fed shower and shower attachment. The room also benefits from a ceiling light, chrome heated towel rail/central heating radiator, tiling to the walls and floor, and a uPVC obscure double-glazed window to the front elevation.



## OUTSIDE

The property enjoys a peaceful and tucked-away position within this quiet residential estate in the heart of Thurlstone. To the front, a flagged pathway leads to the property's single garage, which is situated in a block and accessed via a personal door. The garage itself features an up-and-over door and power supply. A timber gate to the side of the entrance porch provides access to the rear garden, which enjoys a high level of privacy and has been beautifully maintained while remaining extremely low maintenance. The garden features artificial grass (AstroTurf), raised beds with plants and shrubs, and hard standing suitable for a shed or summer house. There is also access to a very practical and secure shed/workshop, providing additional storage space. The garden is of generous proportions and can also be accessed via twin French doors from the lounge.







#### **ADDITIONAL INFORMATION**

EPC: C-72

Tenure: Freehold

Council Tax:A

The property also benefits from solar panels which are owned by the current vendor and will be transferred to the new owner of the property once completed the sale.

The vendor also informs us that the property

#### **VIEWING:**

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

#### **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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## 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.

# Simon Blyth

ESTATE AGENTS

## 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

## OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday – 8.45 to 5:30pm

Saturday - 9:00 to 2:00pm

Sunday - 11:00 to 1:00pm



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