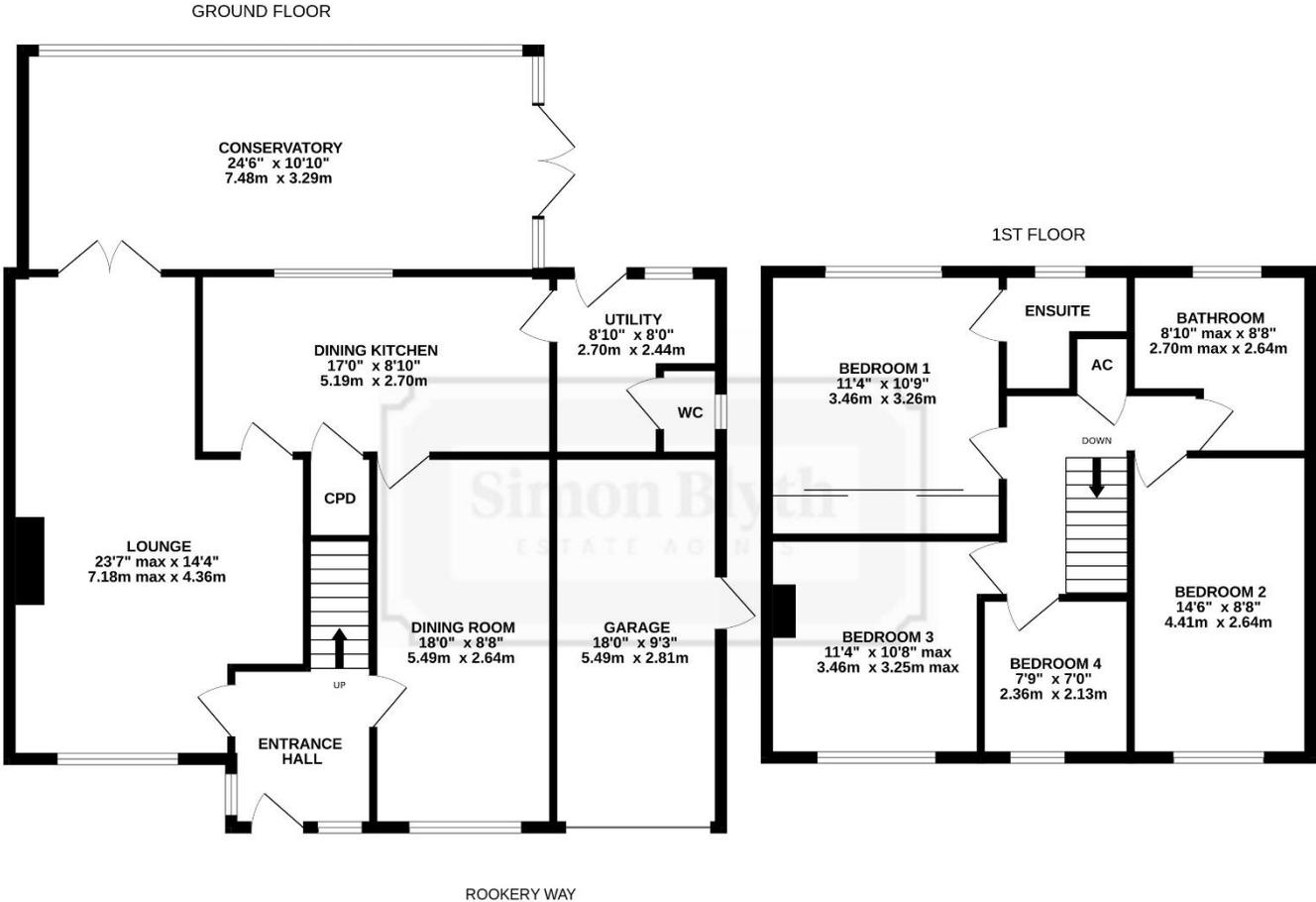




**ROOKERY WAY, THURGOLAND, S35 7BX**



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## PROPERTY DESCRIPTION:

**OCCUPYING A QUIET CUL-DE-SAC LOCATION, WE ARE PLEASED TO OFFER THIS SPACIOUS AND SUBSTANTIALLY EXTENDED FOUR-BEDROOM DETACHED FAMILY HOME WITH NO UPPER VENDOR CHAIN. THE PROPERTY OFFERS A WEALTH OF FLEXIBLE LIVING ACCOMMODATION OVER TWO TRADITIONAL STOREYS, ENJOYING PLEASANT VIEWS ACROSS OPEN COUNTRYSIDE AND BEYOND. Situated in a highly regarded village with excellent local schooling and stunning surrounding countryside, the home is conveniently placed for commuting, with easy access to the commercial centres of Leeds, Sheffield, Wakefield, and beyond. The accommodation briefly comprises: Ground Floor: entrance hall, dining kitchen, utility room, downstairs W.C., dining room, lounge, and conservatory. First Floor: Four bedrooms, including the principal bedroom with en-suite shower, and a family bathroom. Externally: To the front, a generous driveway provides off-street parking and leads to the integral single garage. The rear garden is enclosed and offers a private outdoor space with fantastic views. A lovely family home with excellent scope for modernisation and improvement, this property warrants an internal inspection to fully appreciate the size, layout, and idyllic setting on offer.**

**OFFERS IN THE REGION OF £435,000**

### ENTRANCE HALL

Entrance gained via uPVC and decorative glazed door into entrance hall, with ceiling light, central heating radiator and staircase rises to first floor landing. From here we also gain access to the following rooms.



### LOUNGE

A spacious and impressive lounge, significantly larger than average, offering ample space for a full suite of living room furniture as well as a dining area if desired. The room enjoys excellent natural light from two elevations, with a uPVC double-glazed window to the front providing pleasant views towards the front of the property, and uPVC twin French doors to the rear opening into the conservatory. Additional features include wall lighting throughout, two central heating radiators, and an internal door leading through to the dining kitchen.





### DINING ROOM

Accessed from both the entrance hallway and the dining kitchen, this is a further spacious reception room currently utilised as a formal dining room. The room offers ample space for a dining table and chairs and benefits from natural light gained via a uPVC double glazed window to the front elevation. There is a ceiling light point and a central heating radiator.



### DINING KITCHEN

Featuring a range of wall and base units in a cream shaker style with contrasting wood-effect laminate worktops and matching upstands. Integrated appliances include an AEG oven and grill, together with a Neff four-burner gas hob with extractor fan over. There is space for an under-counter fridge as well as a freestanding fridge freezer and plumbing for a dishwasher. The kitchen also benefits from a one and a half bowl stainless steel sink with chrome mixer tap positioned beneath a uPVC double glazed window overlooking the conservatory. There is ample space for a dining table and chairs, making this an ideal family dining kitchen. Further features include soft touch vinyl flooring, a central heating radiator and two ceiling light points. There is also access to a useful understairs cupboard and two internal doors connect the dining kitchen with the dining room, as well as the utility room and downstairs W.C.



### UTILITY ROOM

From the dining kitchen, a door gives access to the utility room, which features a continuation of the soft touch vinyl flooring and a bank of wall and base units with contrasting worktops. There is a stainless-steel one and a half bowl sink with mixer taps over, plumbing for a washing machine, and the room also houses the property's boiler. Natural light is gained via a uPVC double glazed window to the rear and a uPVC and obscured double glazed door giving access out to the garden, while a further timber door provides access to the downstairs W.C.



### DOWNSTAIRS W.C.

Comprising a two-piece suite in the form of a low-level W.C. and a wall-mounted hand wash basin with chrome mixer tap over. There is a ceiling light point, central heating radiator and continuation of the laminate flooring. Natural light is gained via a uPVC obscured double glazed window to the side elevation.

### CONSERVATORY

From the lounge, twin French doors give access to the conservatory. This is yet another impressive and generously proportioned reception room, enjoying fantastic views over the property's garden and towards the surrounding open countryside. A full wall of uPVC double glazed windows maximises the outlook, while uPVC double glazed twin French doors provide direct access out to the garden. The room benefits from excellent natural light, further enhanced by the property's south-facing garden, creating a bright and inviting space throughout the day. There are wall light points and three central heating radiators. The conservatory also offers excellent scope for future development or integration into the main body of the property, subject to the necessary planning permissions and consents.



### FIRST FLOOR LANDING

From entrance hall, staircase rises to first floor landing with ceiling light access to the loft via hatch and also to airing cupboard.



### BEDROOM ONE

A spacious rear-facing principal double bedroom benefitting from fitted wardrobes running wall to wall. Natural light is gained via a uPVC double glazed window, enjoying fantastic views over the property's gardens and towards the surrounding open countryside beyond. The room features a ceiling light point and central heating radiator, while an internal door provides access to the en-suite shower room.





### EN-SUITE SHOWER ROOM

Comprising a two-piece white suite in the form of a close-coupled W.C. and pedestal wash hand basin with chrome mixer tap over. There is a shower enclosure housing an electric Mira Sprint shower with shower attachment. The room benefits from full tiling to the walls, laminate flooring, a ceiling light point, chrome heated towel rail/radiator and an obscured uPVC double glazed window to the rear elevation.

### BEDROOM TWO

Another spacious front-facing double bedroom, benefitting from a uPVC double glazed window to the front elevation. The room also features a ceiling light point and central heating radiator.



### BEDROOM THREE

A further front-facing double bedroom, benefitting from a uPVC double glazed window to the front elevation. The room also features a ceiling light point and central heating radiator



### BEDROOM FOUR

Currently used as a study, this is a front facing double bedroom with ceiling light, central heating radiator and uPVC double glazed window to front.



### HOUSE BATHROOM

Comprising a three-piece suite, including a close-coupled W.C, pedestal basin with chrome mixer taps, and a corner bathtub with chrome mixer taps. The bathroom is part-tiled to the walls and features a uPVC obscure double-glazed window to the rear, laminate flooring, ceiling light, and central heating radiator.



### OUTSIDE

To the front of the property, a generous driveway provides off-street parking for several vehicles and leads to the integral single garage, which features an up-and-over door and a personal side entrance. Timber gates give access to the side of the home, where a hardstanding area offers space for a shed, and a flagged pathway leads through to the rear garden. The rear garden is thoughtfully arranged over two well-defined levels. Directly behind the property, accessible from both the utility room and conservatory, is a gravelled seating area, perfect for outdoor entertaining while taking in the exceptional views of the open countryside and beyond. Steps lead down to the lower garden, mainly laid to lawn and enclosed by mature trees, plants, shrubs, and a selection of fruit trees, offering a sense of privacy. The garden is bordered by established hedging and fencing, and enjoys a sunny, south-facing aspect throughout the day, creating a bright and inviting outdoor space.









## ADDITIONAL INFORMATION

EPC rating – D-65

Property tenure – Freehold

Council tax band – E

## 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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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

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### **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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