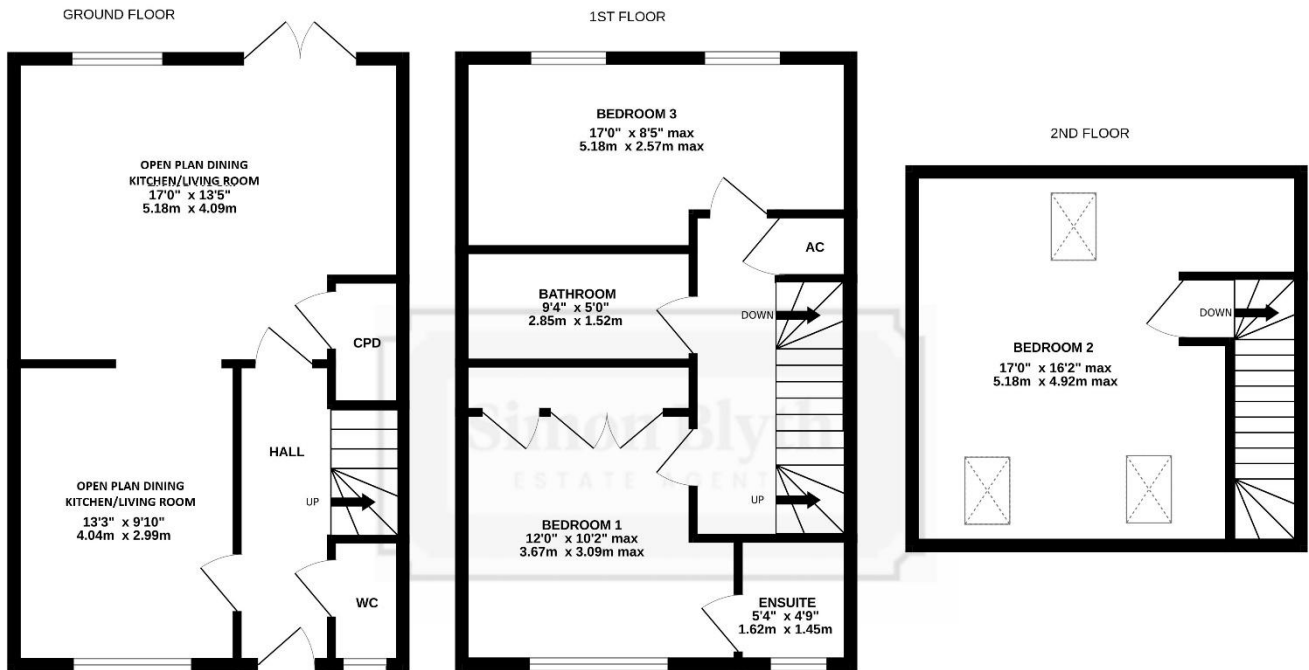




**LYNDHURST BANK, PENISTONE, S36 6ER**

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LYNDHURST BANK

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:**

**LOCATED IN A QUIET RESIDENTIAL AREA, ENJOYING A PLEASANT WOODLAND ASPECT TO THE REAR, WE OFFER TO THE MARKET THIS WELL-PROPORTIONED, THREE STOREY THREE-BEDROOMED SEMI-DETACHED HOME, WHICH HAS UNDERGONE A SCHEME OF REMODELLING BY THE CURRENT VENDORS. WHILST ENJOYING A SPACIOUS PLOT POSITION, THE HOME IS WELL LOCATED FOR ACCESS TO THE LOCAL AMENITIES THAT PENISTONE HAS TO OFFER. The accommodation briefly comprises to the ground floor entrance hallway, downstairs W.C. and open plan kitchen/living room. To the first floor there are two double bedrooms including a principal with en-suite and a family bathroom. To the second floor there is a further spacious double bedroom. Outside there is a double driveway to the front and an enclosed garden to the rear enjoying a peaceful aspect to a woodland area and views. This home must be viewed to appreciate the accommodation on offer.**

**OFFERS IN REGION: £290,000**

### ENTRANCE HALL

Entrance is gained via a composite door with decorative glazed insert into the welcoming entrance hallway. Featuring a ceiling light, central heating radiator and wood-effect flooring throughout, the hallway provides access to the principal ground floor accommodation, while a staircase rises and turns to the first-floor landing.



### DOWNSTAIRS W.C

A timber and decorative glazed door from the entrance hallway leads into the downstairs W.C., comprising a low flush W.C. and pedestal wash hand basin with chrome mixer tap and tiled splashback. The room also benefits from a central heating radiator, a uPVC obscured double glazed window to the front elevation, and continuation of the wood-effect flooring.



### OPEN PLAN KITCHEN/LIVING

From the entrance hallway, a timber and decorative obscured glazed door leads into the kitchen, fitted with a range of shaker-style wall and base units with contrasting laminate worktops and complementary tiled splashbacks. Integrated appliances include a Bosch four-ring gas hob with extractor hood over and a matching Bosch electric oven beneath. There is plumbing and space for a dishwasher and washing machine, together with space for a freestanding fridge freezer. The kitchen features inset ceiling spotlights and vinyl flooring, flowing seamlessly into the superb open-plan living and dining area. Natural light floods the space via a uPVC double glazed window to the front, twin French doors opening onto the rear garden, and a further uPVC double glazed window overlooking the garden, creating a bright and spacious family living environment. The kitchen flows seamlessly into the impressive open-plan living area, offering ample space for both a dining table and chairs as well as lounge furniture. Featuring wood-effect flooring, ceiling lighting, a gas fire and a uPVC double glazed window to the rear and twin French doors opening onto the garden, this is a superb space for everyday family living and entertaining. The room also benefits from a generous under the stair's storage cupboard, while a timber and decorative obscured glazed door provides access back to the entrance hallway.





### FIRST FLOOR LANDING

From entrance hallway, a staircase rises and turns to first floor landing with ceiling light, central heating radiator, access to useful airing cupboard and the following rooms.



### BEDROOM ONE

A spacious double bedroom featuring a ceiling light, central heating radiator, built-in double wardrobes and a further single built-in wardrobe. The room enjoys an abundance of natural light via a uPVC double glazed window to the front elevation. An internal door leads through to the en-suite shower room.



### EN-SUITE SHOWER ROOM

The en-suite comprises a close-coupled W.C., pedestal wash hand basin with chrome mixer tap and tiled splashback, and a shower enclosure with mains-fed shower. There is continuation of the wood-effect flooring, together with a uPVC obscured double glazed window to the front elevation providing natural light and ventilation.



### BEDROOM THREE

A further spacious double bedroom positioned to the rear of the property, featuring wood-effect flooring, a ceiling light and a central heating radiator. The room benefits from two uPVC double glazed windows to the rear elevation, enjoying pleasant views over the property's garden and open fields beyond.



### HOUSE BATHROOM

Comprising a three-piece white suite in the form of a close-coupled W.C., wall-mounted wash basin with chrome mixer taps, and a bathtub with chrome mixer taps and glazed shower screen. The room is part-tiled to the walls and benefits from inset ceiling spotlights, a central heating radiator, extractor fan, and wood-effect flooring.



## BEDROOM TWO

From the first-floor landing, a further staircase rises to bedroom two. This is a fantastic and versatile space, offering ample room for use as a bedroom and providing scope to create an en-suite, subject to the necessary planning and consents. Currently used as a home office, the room enjoys an abundance of natural light via three Velux windows, two to the front elevation and a further window to the rear. The space also benefits from two central heating radiators and ceiling lighting.



## EXTERIOR

To the front of the property, there is a tarmacked double driveway providing off-street parking. To the rear, accessed directly from the French doors off the open plan kitchen/living room, there is a flagged patio seating area and hard standing space where the current vendors have positioned a summer house and shed, offering an ideal area for outdoor seating furniture. A flagged pathway continues around the side of the property and leads to a timber gate providing access back to the front. In addition, immediately behind the property is a superb, raised decking and terraced area, enhanced by a pergola with a pitched roof. This attractive outdoor space offers an excellent area for outdoor lounging and seating furniture and can be enjoyed all year round, with provision for removable side enclosures to create a more sheltered setting when desired. The area provides a private and secluded space, ideal for relaxation and entertaining. Beyond, there is a well-maintained lawned garden, all enclosed by perimeter fencing and featuring an abundance of mature trees, plants, shrubs and even a small pond surrounding the boundary beds. The garden enjoys a particularly pleasant aspect, adjoining a peaceful wooded backdrop. To the center of the garden, there is a further hard standing area where the vendor's hot tub is currently positioned; please note the hot tub is available by separate negotiation. In addition, a third hard standing is laid to the rear of the garden, ideal for a shed along with wood storage. A timber gate at the rear allows access to the back of the garden and connects to the woodland area beyond.









**ADDITIONAL INFORMATION**

EPC rating – C-78

Property tenure – Freehold

Council tax band – C

**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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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for 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**

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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

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