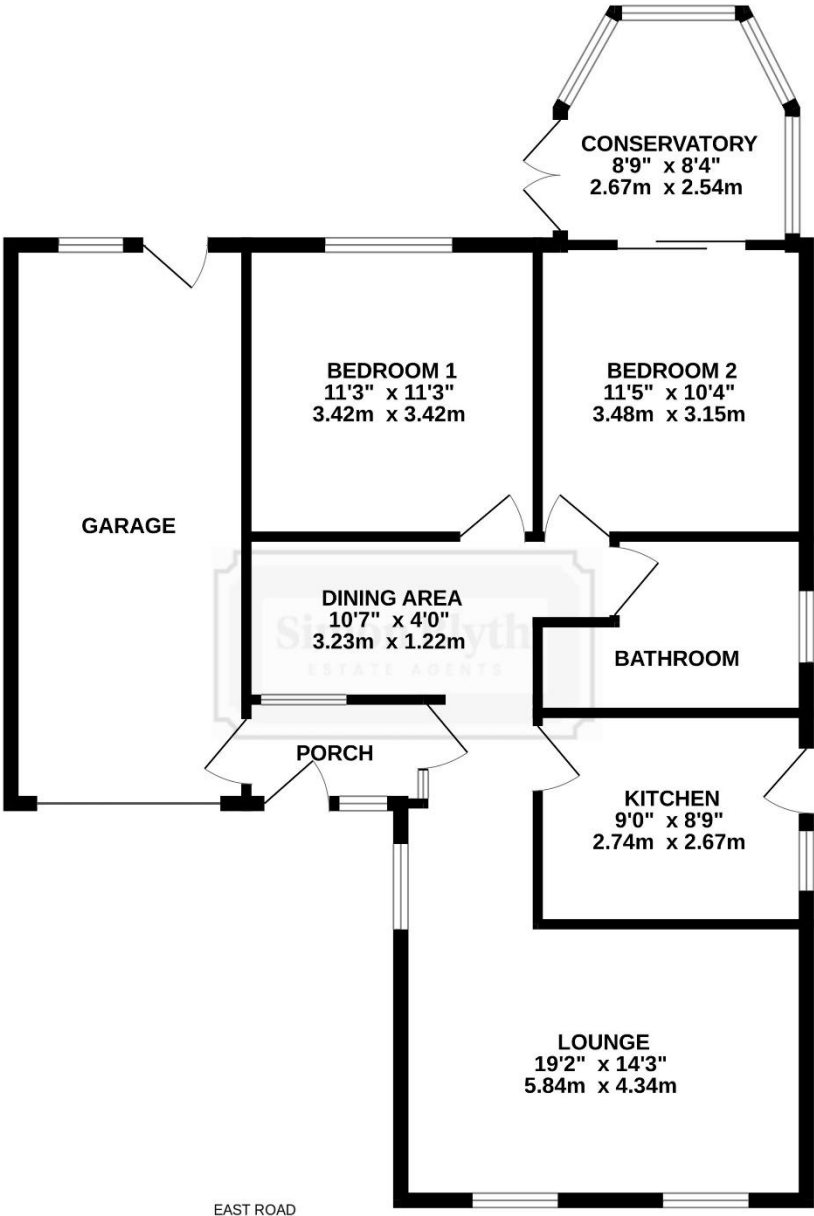




EAST ROAD, OXSRPING, S36 8YG

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 QUIET AND PEACEFUL RESIDENTIAL POSITION, THIS BEAUTIFULLY PRESENTED TWO-BEDROOM DETACHED TRUE BUNGALOW OFFERS SPACIOUS AND VERSATILE ACCOMMODATION WITHIN THIS HIGHLY REGARDED VILLAGE. The accommodation briefly comprises an entrance porch, inner hallway and snug, modern fitted kitchen, generous living room, two double bedrooms, one of which provides access to the garden room/conservatory, and a contemporary bathroom. Externally, the property benefits from gardens to both the front and rear, a tarmacked driveway providing ample off-street parking and access to the integral garage, together with a generously sized and fully enclosed rear garden. Properties of this type and in this location are highly sought after, and an internal inspection is strongly recommended to fully appreciate the quality, space and versatility this lovely bungalow has to offer.

OFFERS AROUND: £280,000

ENTRANCE PORCH

The entrance porch is accessed from the front of the property via a composite door with obscure glazing and a matching obscure glazed side panel. The porch features tiled flooring, a central heating radiator and two ceiling light points, together with an internal uPVC double-glazed window providing views into the snug. A further uPVC door with obscure glazing and matching side panel provides access into the main accommodation, whilst a personal door from the porch gives direct access into the garage.



LIVING ROOM

A spacious, front-facing main reception room enjoying an abundance of natural light. The room benefits from a large bay window overlooking the front garden, together with a further uPVC double-glazed window to the side, providing pleasant outlooks and additional light. There are two central heating radiators and ample space for a range of lounge furniture, with sufficient room to incorporate a dining area if desired, creating a versatile and flexible living space.



INNER HALLWAY/SNUG

From the entrance porch we access the snug area, this has laminated flooring, a uPVC double glazed window towards the entrance porch and inset ceiling spotlights. There is also access to the loft via a hatch from here. From here we access bedroom one and bedroom two. This area has uPVC and double-glazed door into snug area with obscure uPVC glazed window panel to the side, there is a central heating radiator and a ceiling light in the inner hall.



KITCHEN

The kitchen is accessed from the inner hall/snug and is fitted with a modern range of grey matt shaker-style wall and base units, complemented by contrasting laminate work surfaces and tiled splashbacks. Integrated Lamona appliances include a four-burner electric hob with glass splashback and extractor hood, an electric oven and grill, together with space for a slimline dishwasher. There is also space and plumbing for a washing machine, a composite one-and-a-half bowl sink with chrome mixer tap, ceiling light point, central heating radiator and laminate flooring. A side-facing uPVC double-glazed window provides natural light, whilst a uPVC door with obscure glazing provides convenient access to the side of the property.



BEDROOM ONE

From the snug area, access is provided to the first bedroom. This is a spacious double bedroom featuring inset ceiling spotlights together with a ceiling light incorporated within a ceiling fan. The room benefits from an extensive range of wall-to-wall built-in wardrobes, providing excellent storage space. There is wood-effect flooring with a carpeted area, a contemporary vertical central heating radiator and a large rear-facing uPVC double-glazed window enjoying pleasant views over the property's own garden.



BEDROOM TWO

Currently utilised as a dining room, this versatile room could easily be adapted for use as a second double bedroom, subject to any necessary requirements. The room benefits from built-in wardrobes, ceiling light points and a central heating radiator, together with uPVC double-glazed sliding doors providing access into the garden room.



GARDEN ROOM

A spacious second reception room featuring tiled flooring and a ceiling light incorporated within a ceiling fan. The room benefits from uPVC double-glazed windows to three elevations, providing an abundance of natural light and pleasant outlooks, together with uPVC twin French doors offering direct access to the property's rear garden.



BATHROOM

The bathroom features part-tiled walls, laminate flooring and inset ceiling spotlights. The suite comprises a close-coupled W.C. with concealed cistern, fitted within storage furniture, together with a wash hand basin set into a vanity unit with chrome mixer tap and tiled splashback. There is a fully tiled shower enclosure housing a mains-fed shower with shower attachment. Further features include an extractor fan, an obscure uPVC double-glazed side window, a contemporary chrome ladder-style heated towel rail and a central heating radiator.



GARAGE

With an up-and-over door, the spacious garage extends the full length of the property, providing excellent additional off-street parking, storage or workshop space. The garage benefits from a uPVC double-glazed window and a uPVC double-glazed door providing direct access to the rear garden. The Ideal combination boiler is housed within the garage, which also benefits from three ceiling light points, making this a practical and versatile additional space.



OUTSIDE

To the front of the property, there is a tarmacked driveway providing excellent off-street parking and leading directly to the integral garage. The front garden is complemented by a further garden area to the side, which is mainly laid to lawn and enhanced by a variety of established shrubs, plants and trees. An iron gate provides access to the side of the property, with a few concrete steps leading through to the rear garden. The rear garden is a particularly attractive feature, being generously proportioned and mainly laid to lawn, with a variety of established shrubs, plants and trees. The garden is fully enclosed by perimeter fencing, providing a good degree of privacy. There is a useful hardstanding area currently housing a garden shed, which benefits from its own independent power supply, together with a flagged patio area immediately to the rear of the property, providing an ideal space for outdoor seating and entertaining. The rear garden can be conveniently accessed from the garden room/conservatory, as well as directly from the garage via the uPVC door, making the outside space both practical and easily accessible.







ADDITIONAL INFORMATION

EPC rating C-69
Property tenure – Freehold
Council tax band – D

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.

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Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



MAIN CONTACTS

T: +44 (0)1226 762400

W: www.simonblyth.co.uk

E: Penistone@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
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Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
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01226 731730

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01977 800259