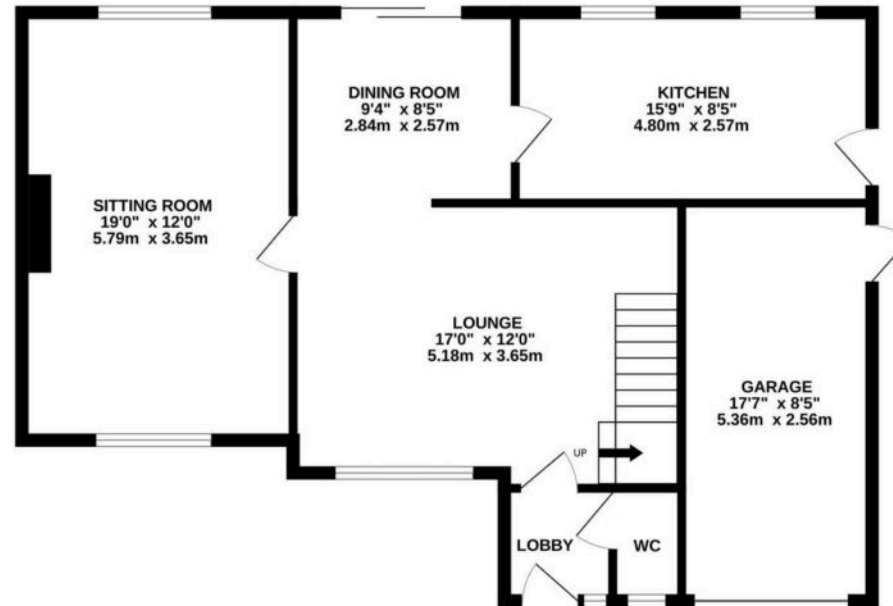




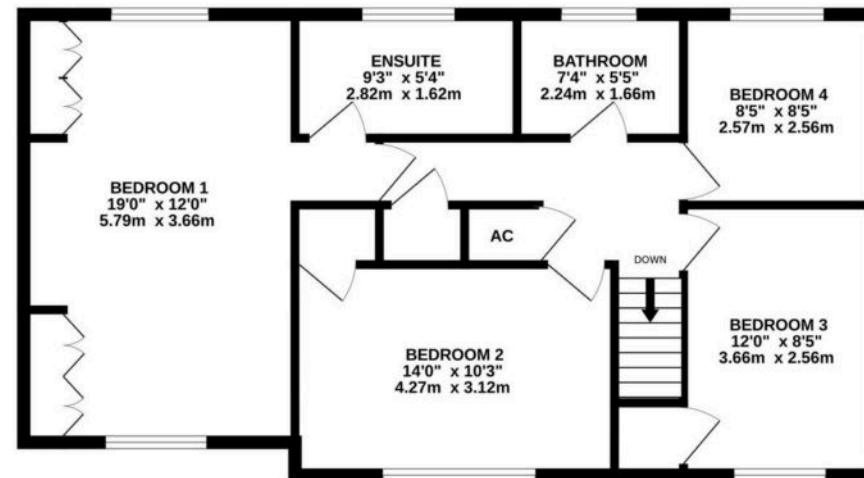
Toll Bar Close, Oxspring
Sheffield

Offers in Region of **£425,000**

GROUND FLOOR



1ST FLOOR



TOLL BAR CLOSE

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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Toll Bar Close

Oxspring, Sheffield

A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME, OCCUPYING A GENEROUS CORNER PLOT WITH GARDENS TO THREE ELEVATIONS AND OFF-STREET PARKING TO THE FRONT. Ideally located within this highly regarded residential development, close to well-regarded schools, the Trans Pennine Trail and a wealth of local amenities, this attractive family home offers scope for modernisation and further extension, subject to any necessary planning consents. The accommodation briefly comprises: entrance porch, downstairs W.C., living/ dining room, kitchen and lounge. To the first floor are four bedrooms, including three doubles (one larger than average with en-suite shower room), and a house bathroom. Outside, the property enjoys gardens to three elevations, together with off-street parking to the front. Properties of this type are rare to the market so an early viewing is recommended.

Council Tax band: E





ENTRANCE HALL

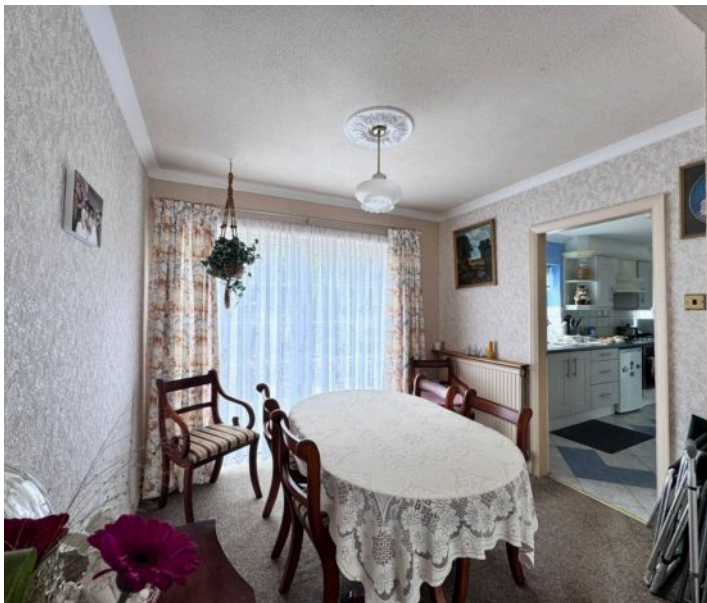
Entrance gained via a PVC and obscured double glazed door with matching glazed panel into entrance hall, with ceiling light, central heating radiator and access to downstairs W.C.

DOWNSTAIRS W.C

Comprising a low level WC, wall mounted wash hand basin, and obscured uPVC doubled glazed window to front providing natural light.

LIVING/ DINING ROOM

Accessed from the entrance hall via a timber and obscured glazed door, the living/dining room lays in a L shape providing ample space for lounge furniture as well as dining table and chairs. There are two ceiling lights with ceiling rose, central heating radiators, a large uPVC double glazed window to front and uPVC double glazed sliding doors giving access out towards the garden. A staircase rises giving access to the first floor landing, and we also gain access to the following rooms in the ground floor;



LOUNGE

A generous second reception room with the main focal point being a fireplace with decorative stone surround. There is an abundance of natural light gained via two uPVC double glazed windows to front and rear. There are wall lights, two ceiling lights with ceiling rose and coving to the ceiling.

KITCHEN

With a range of wall and base units with laminate worktops, tiled splashbacks and tiled walls. There are integrated appliances in the form of four burner electric hob with extractor fan over, integrated oven, freezer, space for under counter fridge and plumbing for a washing machine. There are ceiling lights, two uPVC double glazed window to rear and PVC and obscured glazed door giving access to the side of the property. The vendor informs us that a new boiler has been recently fitted and still under warranty.





FIRST FLOOR LANDING

A staircase rises from living dining room into the first floor landing, with ceiling light, two separate useful cupboards providing further storage space. There is access to the loft via a hatch with an integrated ladder.

BEDROOM ONE

Spacious principal bedroom with a bank of fitted wardrobes with useful over bed cupboards. There are two ceiling lights, coving to the ceiling, central heating radiator and natural light is gained via two uPVC double glazed windows to front and rear and access to loft via a hatch. A door gives us access to en-suite shower room.

EN-SUITE SHOWER ROOM

Comprising a three white suite in the form of closed couple W.C, bidet and pedestal basin with chrome mixer taps over, shower enclosure comprising a Mira Play electric shower with shower attachment. There is ceiling light, central heating radiator, tiling to floor and walls and a uPVC obscured glazed window to rear.

BEDROOM TWO

A further spacious double bedroom facing the front of the property, with ceiling light, coving to the ceiling, central heating radiator, built-in cupboard and uPVC double glazed window to front enjoying views towards neighbouring countryside.



BEDROOM THREE

A third double bedroom with ceiling light, coving to the ceiling, central heating radiator, built-in cupboard and uPVC double glazed window to front.

BEDROOM FOUR

Currently used as a study, the room has ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to rear.

HOUSE BATHROOM

Comprising a two white suit in the form of closed couple W.C, pedestal basin with chrome mixer tap over, bathtub with glazed shower screen. The room is fully tiled to walls and floor and there is an obscured and uPVC double glazed window to rear.





OUTSIDE

The property occupies an enviable elevated corner plot with gardens to the front, side, and rear elevations. At the front, a lawned garden with a path and steps leads up to the main entrance, alongside a generous driveway providing off-street parking for several vehicles. A timber gate gives access through to the internal patio and rear garden. The gardens continue around the side of the property and on to the rear, laid mainly to lawn across different levels, interspersed with an abundance of shrubs, plants, and mature trees. The result is a private and peaceful setting that remains low-maintenance, making the most of the elevated corner position.





ADDITIONAL INFORMATION:

The EPC rating is a D-57 and the Council Tax band is a E.

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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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

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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 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 TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



Simon Blyth Estate Agents

Simon Blyth Estate Agents, Regent Court St. Marys Street – S36 6DT

01226 762400

penistone@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
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