



**MAYFIELD  
OXSPRING  
SHEFFIELD  
S36 8YN**



OCCUPYING A QUIET CORNER PLOT POSITION ON THIS POPULAR RESIDENTIAL CUL-DE-SAC, WE OFFER TO THE MARKET THIS THREE BEDROOMED END OF TERRACE PROPERTY WITH GENEROUS GARDEN IN THIS HIGHLY REGARDED VILLAGE WITH EXCELLENT SCHOOLING AND COMMUTER LINKS. The accommodation comprises; to ground floor: entrance hallway, living room, open plan breakfast kitchen. To the first floor there are three bedrooms and house bathroom. Outside to the front of the home, there is a secured driveway providing off street parking, extensive garden to the rear and 20 foot storage container. Homes of this type in such a popular village are in high demand with an early viewing recommended. No upper vendor chain.

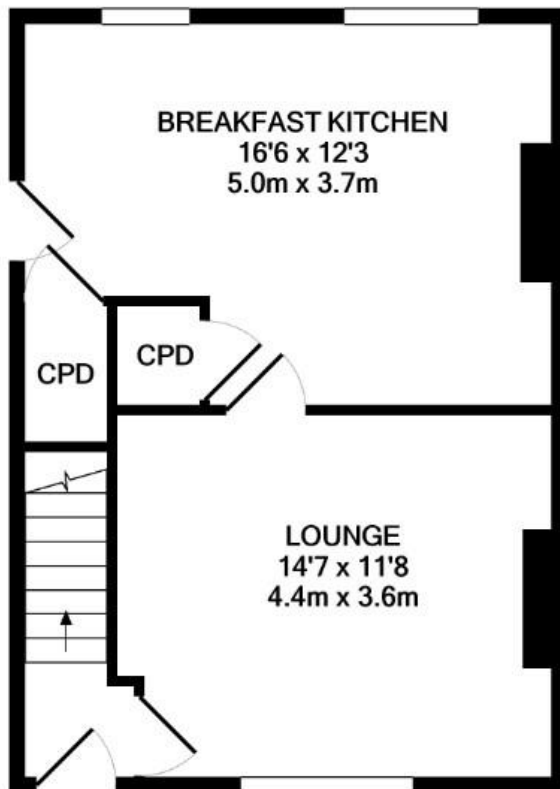
**Offers Around: £180,000**

1a St Marys Street, Penistone,  
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Tel: 01226 762400

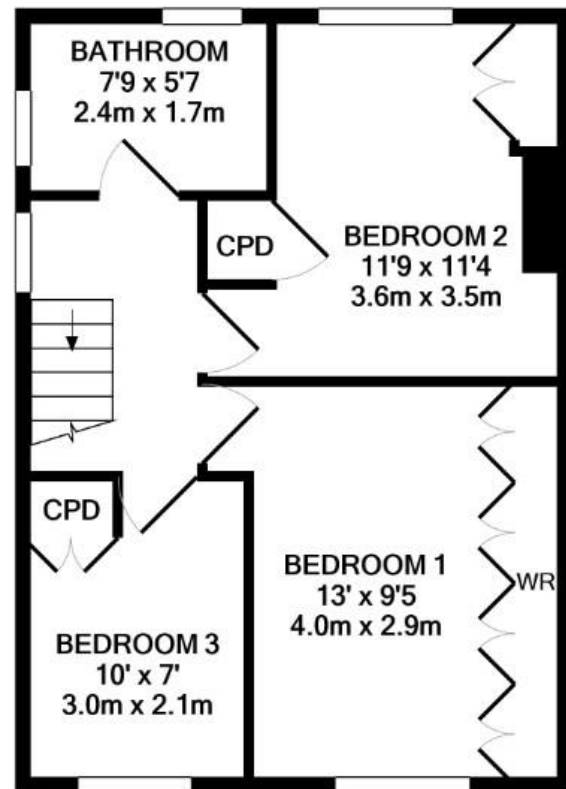


**[www.simonblyth.co.uk](http://www.simonblyth.co.uk)**





GROUND FLOOR



1ST FLOOR

MAYFIELD

Measurements are approximate. Not to scale. Illustrative purposes only  
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## ENTRANCE HALLWAY

Entrance is gained via uPVC and obscure glazed door into the entrance hallway, with ceiling light, central heating radiator and staircase rising to the first floor. Door then opens through to the living room.

## LIVING ROOM

A front facing reception space with ornate fire and surround. There is ceiling light, dado rail, central heating radiator and uPVC double glazed window to the front. Door opens through to the breakfast kitchen.



## BREAKFAST KITCHEN

With a feature central island providing seating space, the kitchen itself has a range of wall and base units in an ivory shaker style with contrasting granite worktops and tiled splashbacks. There is integrated appliances in the form of stainless steel electric oven and grill, with electric hob and chimney style extractor fan over, integrated fridge freezer and plumbing for a washing machine. There is a ceramic sink with stainless steel mixer tap over. The room is lit via a ceiling strip light with further inset ceiling spotlights over the kitchen area, with coving to the ceiling and central heating radiator. Natural light is provided by two separate uPVC double glazed windows overlooking the rear garden and uPVC obscure glazed door giving access to the side of the property. Two door opens to a useful storage cupboards.





### **FIRST FLOOR LANDING**

From the entrance hallway, staircase rises to the first floor landing with ceiling light, uPVC double glazed to the side and access to the loft via a hatch. Here we gain access to the following rooms:

### **BEDROOM ONE**

A front facing double bedroom with a bank of fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed window.





## BEDROOM TWO

A further double room with two built-in cupboards, there is ceiling light, central heating radiator and uPVC double glazed window to the rear.



### BEDROOM THREE

With access to a cupboard above the stairs, there is ceiling light, central heating radiator and uPVC double glazed window to the front.



### HOUSE BATHROOM

Comprising a three-piece white suite in the form of close coupled W.C, pedestal basin with chrome taps and bath with chrome taps with Triton electric shower over. There is ceiling light, part tiling to walls, central heating radiator and obscure uPVC double glazed windows to the side and rear.

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## OUTSIDE

The home sits at the end of a quiet cul-de-sac with a lawned area to the front and a concrete driveway leading to iron gates, which in turn open to further concrete area providing off street parking. This then leads to a 20 foot storage container, which is ideal for storing bikes and tools etc. Timber gates then open onto the rear garden area, sitting in a corner plot position the property has an extensive lawned area and is fully enclosed with perimeter fencing. There is hardstanding for a shed and an outside patio seating area.











### **ADDITIONAL INFORMATION**

The EPC Rating for this property is D – 65 and we are informed that the property is freehold.

### **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**

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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.

### **OFFICE OPENING TIME 7 DAYS A WEEK**

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 2:00 pm

Sunday - 11:00 am - 1:00 pm

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