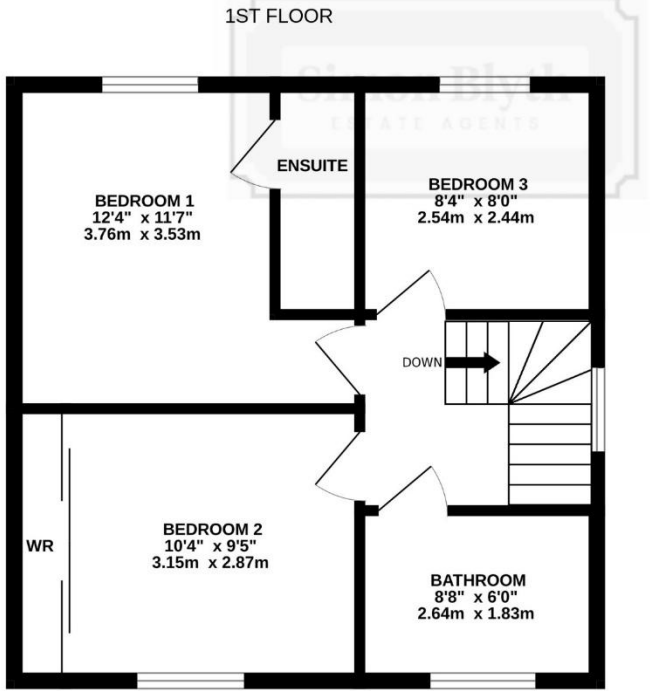
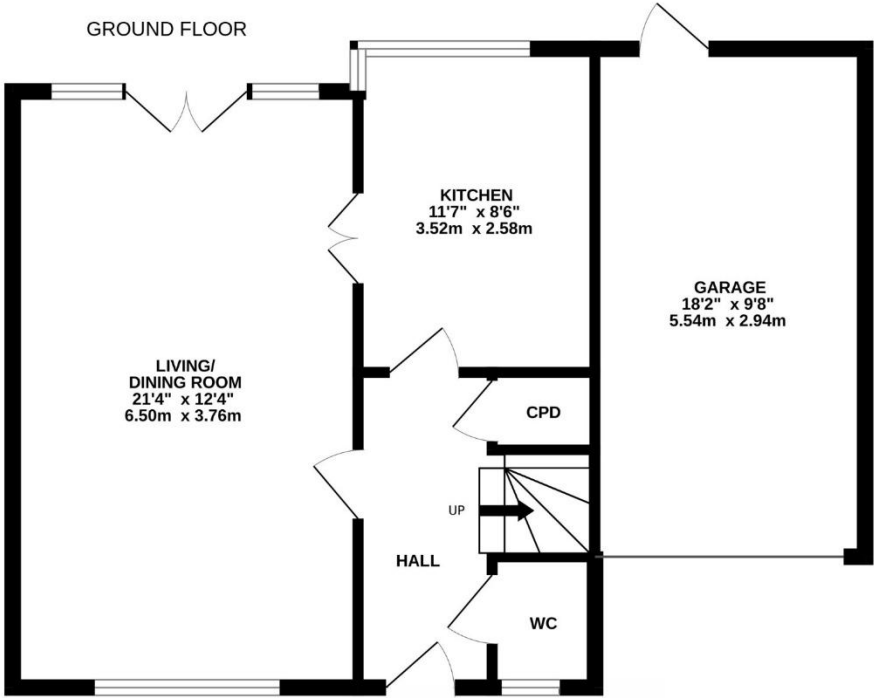


Simon Blyth
ESTATE AGENTS



Stanhope Meadows, Cawthorne - S75 4GQ

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STANHOPE MEADOW

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 GARDEN TO THE REAR, WE OFFER TO THE MARKET THIS WELL-PROPORTIONED, THREE-BEDROOMED LINK-DETACHED HOME, WHICH HAS BEEN BEAUTIFULLY MAINTAINED BY THE CURRENT VENDORS. WHILST ENJOYING A SPACIOUS PLOT POSITION, THE HOME IS WELL LOCATED FOR ACCESS TO THE LOCAL AMENITIES THAT CAWTHORNE HAS TO OFFER. The accommodation briefly comprises: to the ground floor entrance hallway, downstairs W.C, living/ dining room and kitchen. To the first floor there are three double bedrooms including a principal with en-suite and a family bathroom. Outside there is a single garage and off-street parking to the front and an enclosed garden to the rear giving the property a peaceful aspect. This home must be viewed to appreciate the accommodation on offer.

OFFERS OVER: £450,000

ENTRANCE PORCH

Entry is gained via a white, wood-effect, composite door with inset glass panel into the entrance hall, which has spotlighting to the ceiling, a central heating radiator, tiled flooring, a useful storage cupboard, stairs leading to further floors and doors leading to the following rooms.



DOWNSTAIRS W.C

The downstairs WC comprises a two-piece suite in white, including a wall-mounted, low-flush WC, wall-mounted handbasin with brass mixer tap over and drawer below. There is inset spotlighting to the ceiling, a central heating radiator and uPVC, double-glazed, opaque window. The room is partially tiled to the half-height of the wall and there is tiled flooring.



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LIVING DINING KITCHEN

A generously proportioned room with space for a two-piece suite, six place dining table and further free-standing furniture. The focal point of the room is a gas coal-effect fire with black tiled surround and sandstone mantel above and matching hearth. There are two ceiling light points, three central heating radiators, uPVC double-glazed window to the front elevation, uPVC double-glazed French-style patio doors with matching panels and a set of double doors leading through to the kitchen.



KITCHEN

The kitchen is equipped with a range of wall and base units with white, high-gloss cupboard fronts and marble effect work surface over and with tiled splashback. There is a four-ring, AEG Electrolux, electric hob with extractor fan over and AEG, Electrolux electric oven below. Further, integrated appliances include a fridge freezer, integrated dishwasher and automatic washing machine. There is a one-and-a-half bowl, black, composite sink with chrome mixer tap over, inset spot lighting to the ceiling, under-cupboard lights, a modern, contemporary, floor-to-ceiling column radiator and uPVC, double-glazed windows to the rear elevation.



FIRST FLOOR LANDING

Taking the flight of stairs from the entrance hall, you reach the first-floor landing where there is a uPVC double-glazed window to the side elevation. There is a ceiling light point, loft access hatch and doors to the following rooms.



BEDROOM ONE

Bedroom one is a generously proportioned room with space for a double bed. There is a central ceiling light point, central heating radiator, uPVC double-glazed window to the rear of the property, built-in wardrobes with hanging rails and shelving in situ and en suite.



EN-SUITE

The en-suite comprises a modern, contemporary three-piece suite in white, including a low-flush WC, wall-mounted wash handbasin with stainless steel mixer tap over and shower cubicle with shower and wall-mounted shower head, inset spotlighting to the ceiling, extractor fan, chrome, ladder-style central heating radiator and the room is fully tiled.



BEDROOM TWO

A double-sized room situated to the front of the property, with central ceiling light point, central heating radiator, uPVC double-glazed windows and built-in wardrobes with hanging rails and shelving in situ.



BEDROOM THREE

Bedroom three is a generously proportioned bedroom which is currently utilized as a home office. There is a central ceiling light point, central heating radiator, uPVC double-glazed windows giving views over the property's rear gardens.



HOUSE BATHROOM

The house bathroom is equipped with a modern, contemporary, three-piece suite in white, including a wall-mounted, low-flush WC, a round, counter-top handbasin with chrome mixer tap over, set on a wall-mounted vanity unit with marble top with two drawers beneath and a bath with stainless steel mixer tap over and mains-fed shower with wall-mounted, hand-held shower head. There is inset spotlighting to the ceiling, a chrome, ladder-style radiator-cum-towel rail and uPVC double-glazed, opaque window and an extractor fan. The room is tiled to the half-height of the walls and to the full height to the bath surround.



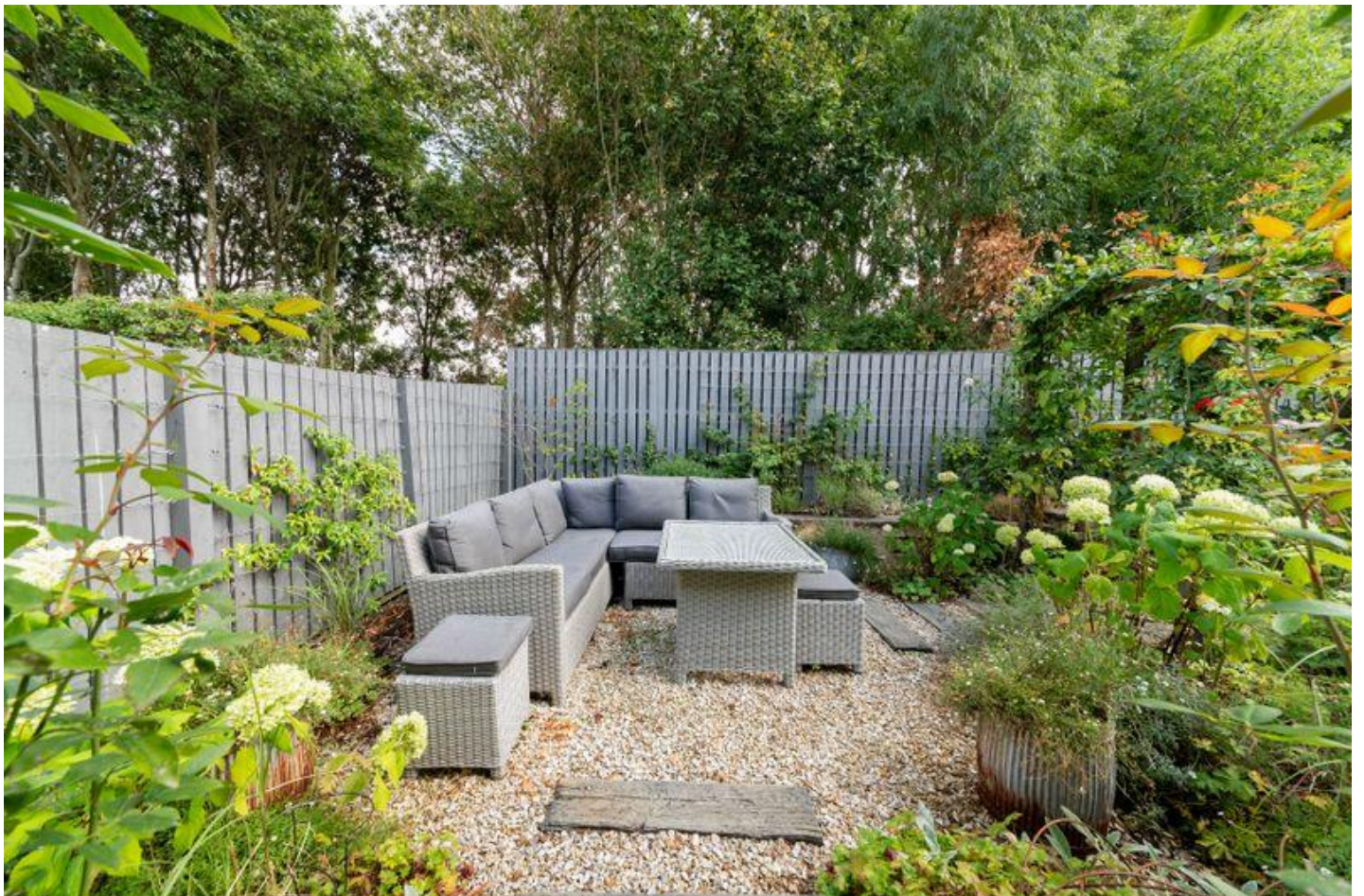
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OUTSIDE

To the front of the property is a border featuring mature shrubs, which itself is bordered by a beautiful beech hedge and a paved pathway leads to the front door and provides access to bin storage. To the side of the property is a block-paved driveway with access to the attached, single garage. The garage has power and lighting in situ and is home to the property's central heating boiler. As well as vehicular entrance to the front of the garage, there is a separate, rear pedestrian door to the rear of the garage. There is also an external tap with hose attachment for boot cleaning and the like. To the rear of the property, pebbled and wooden sleeper walkways serve to section various areas. There is a paved patio area, perfect for alfresco dining, barbecuing and entertainment and there are further borders with a mature planting, including shrubs and bushes. There is an external security light and outside tap.









ADDITIONAL INFORMATION

EPC rating – C-75

Property tenure – Freehold

Council tax band – D

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

MAILING LIST

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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 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 - 1:00



MAIN CONTACTS

T: +44 (0)1226 762400

W: www.simonblyth.co.uk

A: 1 St. Mary's Street

Penistone

Sheffield

S36 6LR

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday – 8.45 to 5:30pm

Saturday - 9:00 to 2:00pm

Sunday - 11:00 to 1:00pm



WWW.SIMONBLYTH.CO.UK

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730