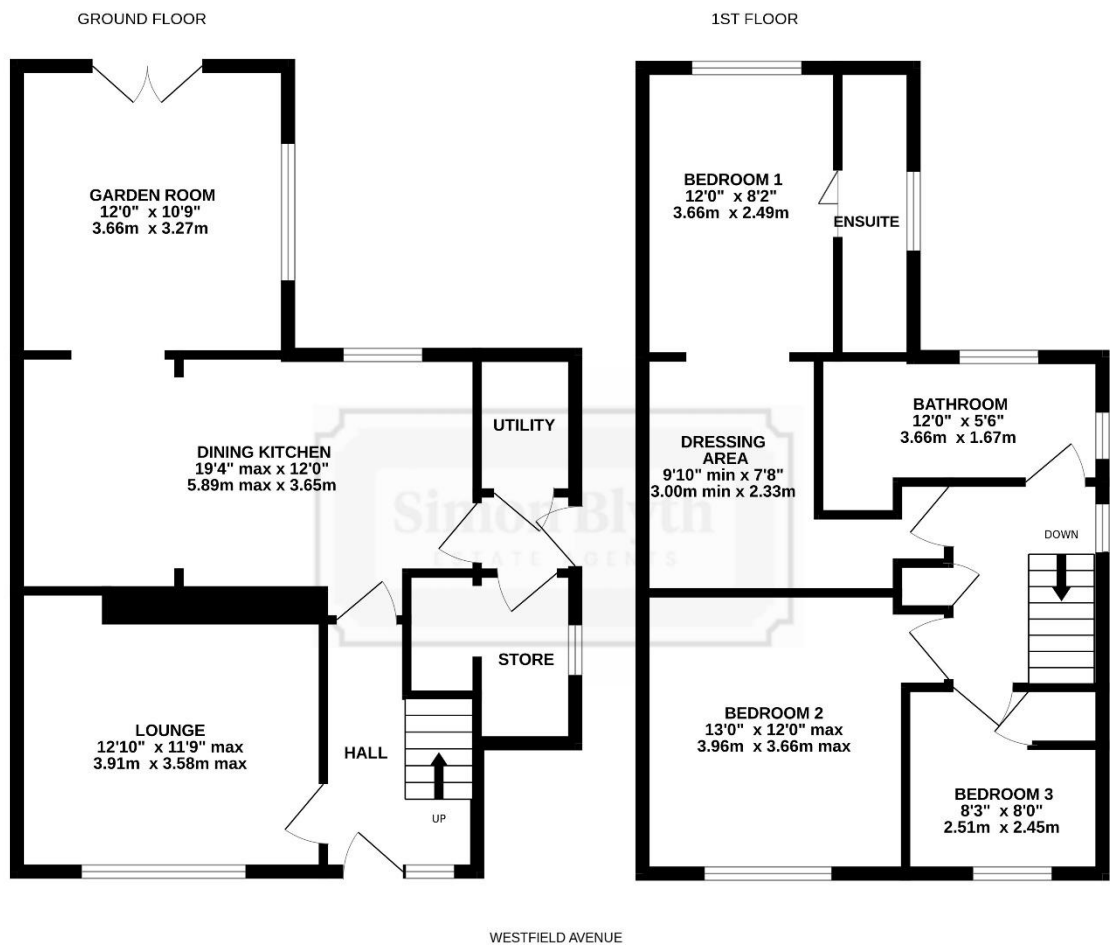




Westfield Avenue, Thurlstone, Sheffield, S36 9RN

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 AN ENVIABLE POSITION WITH AN OPEN ASPECT OVER NEIGHBOURING FARMER'S FIELDS TO THE FRONT, WE OFFER TO THE MARKET THIS SPACIOUS, RECENTLY UPGRADED AND EXTENDED THREE-BEDROOM SEMI-DETACHED HOME, OFFERED WITH THE ADVANTAGE OF NO UPPER VENDOR CHAIN. Located within a quiet and well-regarded part of this popular village, close to excellent local amenities and schooling, the property provides well-proportioned and versatile accommodation arranged over two floors. To the ground floor: entrance hallway, spacious lounge, recently upgraded dining kitchen, dining area, second sitting room forming part of the extension, utility room, storage room and side porch. To the first floor: three bedrooms, including a generous main bedroom with en-suite shower room, together with a house bathroom. Externally, the property enjoys a spacious driveway providing off-street parking, a single detached garage and a lawned front garden with established hedging. To the rear is an enclosed garden, predominantly laid to lawn with a flagged patio area, established plants, trees and shrubs, offering a good degree of privacy and providing an excellent space for outdoor seating and entertaining. Offering a particularly attractive combination of space, recent improvements, useful extensions and a pleasant semi-rural outlook, this is a home that is ready to move into and offers a rare opportunity within this sought-after location.

OFFERS AROUND: £260,000

ENTRANCE HALLWAY

Entrance gained via composite and obscured glazed door with obscure uPVC window panel to side into entrance hallway with ceiling light, central heating radiator and staircase rising to first floor landing. From here we gain access to the following room;



LIVING ROOM

From the entrance hallway, an internal door gives access to the spacious, front-facing lounge. The main focal point of the room is the gas fire with decorative surround, complemented by a central heating radiator, ceiling light and uPVC double glazed window to the front elevation.



DINING KITCHEN

The kitchen has been upgraded by the current vendor and comprises a range of fitted wall and base units in a wood-effect Shaker style, complemented by contrasting laminate worktops and tiled splashbacks. Integrated appliances include a slimline dishwasher, electric oven and grill, four-ring gas hob with chimney-style extractor fan over. There is also a stainless-steel circular sink with chrome mixer tap and matching drainer to the side, together with space for a freestanding fridge freezer. The kitchen has tiled flooring, ceiling lights and a uPVC double glazed window overlooking the rear. An internal door provides access to the side porch, utility and storage room. The room continues into a generous dining area, providing ample space for a dining table and chairs, with wall and ceiling lighting and a central heating radiator. An open access leads through to the second sitting room.



DINING AREA

Continuing from the dining area and forming part of the property's extension, this generous second reception room provides a versatile additional living space. The room features a ceiling light, wall lights, uPVC double glazed window to the side and twin French doors opening directly onto the rear garden, allowing an abundance of natural light into the room.



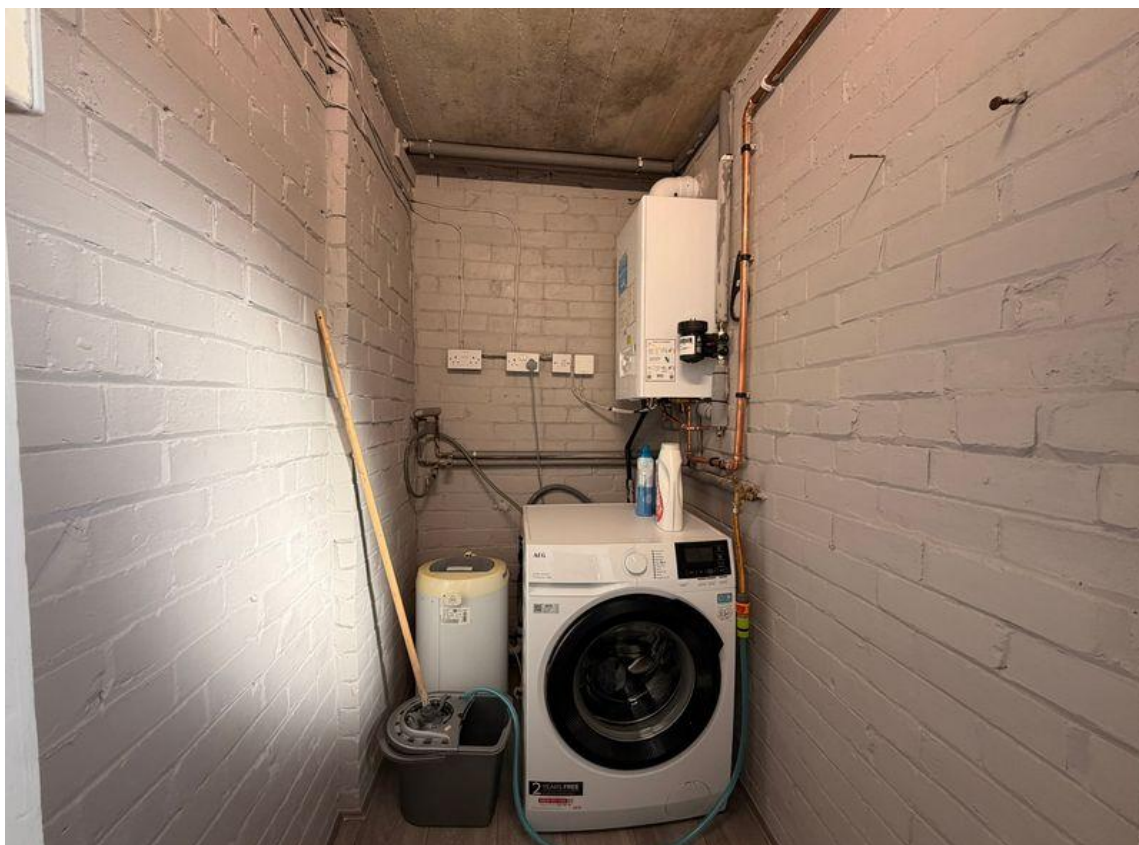
SIDE PORCH

From the dining kitchen, an internal door gives access to the side porch, which features a wall light, wood-effect laminate flooring and a composite door with obscure glazing providing access to the side and driveway of the property. From here, access is provided to the following:



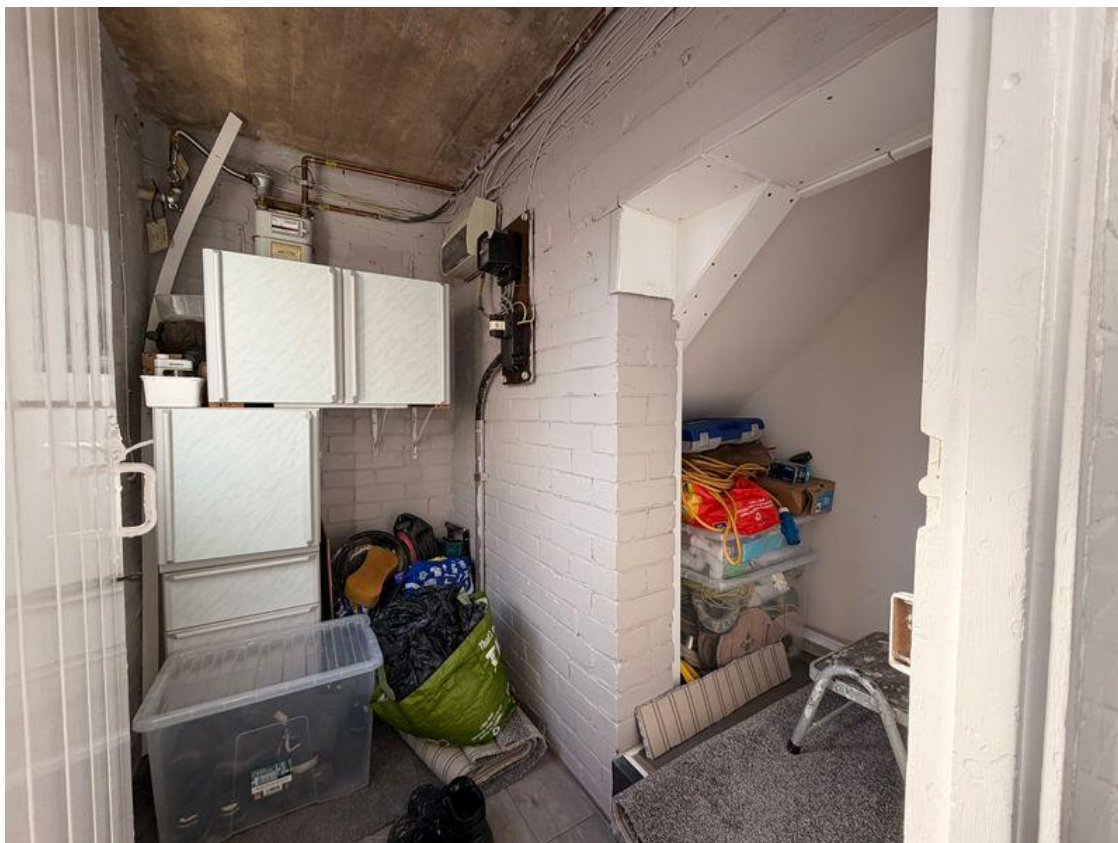
UTILITY

With ceiling light, plumbing and space for a washing machine, wood-effect flooring and housing the Baxi combination boiler.



STORAGE ROOM/PANTRY

Providing a spacious additional storage area or useful pantry, this space comprises wood-effect flooring, ceiling light and obscure uPVC double glazed window to the side.



SECOND SITTING ROOM

Continuing from the dining area and forming part of the property's extension, this generous second reception room provides a versatile additional living space. The room features a ceiling light, wall lights, uPVC double glazed window to the side and twin French doors opening directly onto the rear garden, allowing an abundance of natural light into the room.



FIRST FLOOR LANDING

From the entrance hallway, a staircase rises to the first-floor landing, which features a ceiling light, access to the loft via a hatch and a useful storage cupboard with uPVC double glazed window to the side.



BEDROOM ONE

Forming part of the property's double-storey extension, this generously proportioned bedroom enjoys a pleasant outlook towards Thurlstone village and beyond. The room features ceiling lights, two central heating radiators, a uPVC double glazed window to the rear and access to an en-suite shower room.



EN-SUITE SHOWER ROOM

Comprising a close-coupled WC, pedestal wash hand basin with chrome taps over and a shower cubicle housing a mains-fed shower. The room has tiled flooring, extractor fan, part-tiled walls, inset ceiling spotlights and a uPVC double glazed window to the side.



BEDROOM TWO

A front facing, double bedroom with ceiling light, central heating radiator and uPVC double glazed window overlooking the front elevation.



BEDROOM THREE

Front facing with ceiling light, central heating radiator, uPVC double glazed window to front and access to useful built in cupboard.



HOUSE BATHROOM

Comprising a close-coupled WC, pedestal wash hand basin with chrome taps over and a roll-top freestanding bath with chrome mixer taps. The bathroom features inset ceiling spotlights, fully tiled walls and flooring, an obscure uPVC double glazed window to the rear, extractor fan and heated towel rail/central heating radiator.



OUTSIDE

To the front of the property, there is a spacious driveway providing ample parking for at least two vehicles and leading to a single detached garage. To the opposite side of the front garden, there is a lawned area with partial perimeter hedging to the front and fencing to the side. To the rear, the property enjoys an enclosed garden, predominantly laid to lawn with a flagged patio area to the rear and side of the home, providing an ideal space for outdoor seating and entertaining. The garden is enclosed by perimeter fencing and established hedging and features a variety of mature plants, trees and shrubs. The rear garden can also be accessed directly from the second sitting room via twin French doors.











ADDITIONAL INFORMATION

EPC rating: TBC
Property tenure – Freehold
Council tax band – A

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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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OFFICE OPENING TIME 7 DAYS A WEEK

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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Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259