



## **Wellhouse Lane, Penistone, Sheffield, S36 8ER** £595,000

**Lan** 5 **Lan** 3 **Lan** 2









- A BESPOKE FAMILY HOME
  PRIVATE GARDENS
- SEMI RURAL VIEWS
  EXCEPTIONAL THROUGHOUT
- 4 DOUBLE BEDROOMS & 2 BATHROOMS
- SOUGHT AFTER MARKET TOWN LOCATION
- HIGHLY REGARDED SCHOOLS

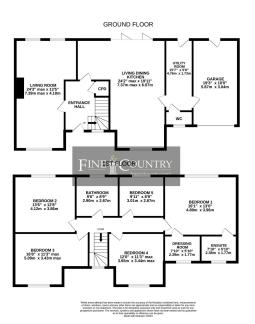
- AMAZING LIVING KITCHEN
- LOCAL SERVICES & AMENITIES
- OPEN COUNTRYSIDE & M1 ACCESS











A bespoke home set within generous gardens; individually designed and built, presenting a modern contemporary design, commanding stunning semi rural views to the rear and positioned on the outskirts of this popular Pennine market town.

## **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs (92 plus) A B (81-91) 84 (69-80) (55-68)(39-54)F (21 - 38)G Not energy efficient - higher running costs **EU** Directive P England & Wales 2002/91/EC

House 42, Locke, 44 Shambles St, Barnsley S70 2SH Tel: +44 (0)01226 729009 barnsley@fineandcountry.com Unit 2 Former Council Offices, Eastgate Honley, Holmfirth HD9 6PA Tel: +44 (0)1484 550620 huddersfield@fineandcountry.com The Balance Floor 7, 2 Pinfold Street Sheffield, South Yorkshire S1 2GU Tel: +44 (0)114 404 0044 sheffield@fineandcountry.com





Registered in England and Wales. Company Reg. No. 3597058 Registered office address: 20 Market Street, Penistone, Sheffield S36 6BZ.