



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

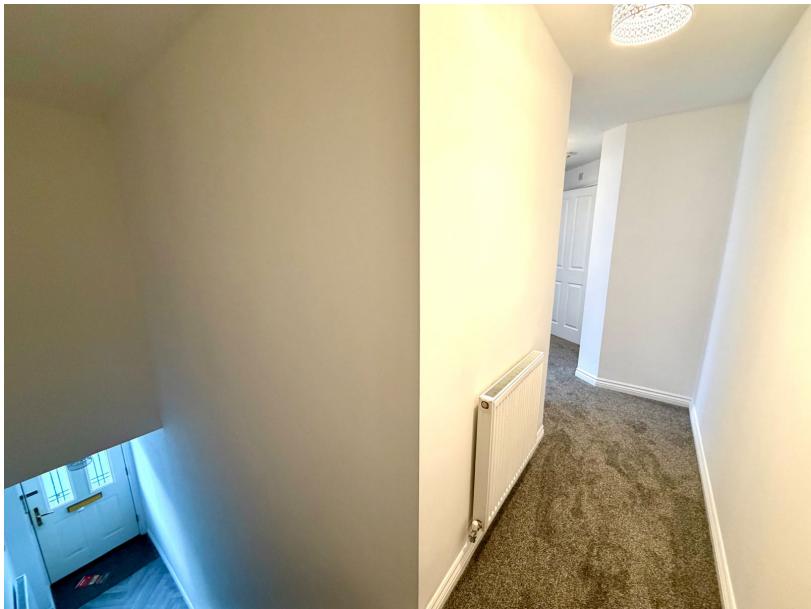
Belmont Drive, Penistone, Sheffield, S36 6GH

£175,000

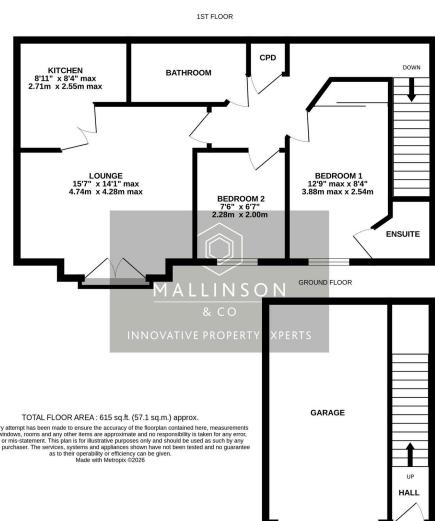
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- APARTMENT
- 2 DOUBLE BEDROOMS
- OPEN PLAN LIVING ROOM/ KITCHEN
- EN SUITE TO BEDROOM 1
- KITCHEN WITH INTEGRATED APPLIANCES
- PRIVATELY ENCLOSED REAR GARDEN
- GARAGE & DRIVE
- CLOSE TO PENISTONE CENTRE AMENITIES & TRANSPORT LINKS
- NO UPPER VENDOR CHAIN
- IMMEDIATE VACANT POSSESSION



A RARE OPPORTUNITY! ... TO ACQUIRE THIS DISTINCTIVE COACH HOUSE-STYLE APARTMENT, IDEALLY LOCATED WITHIN WALKING DISTANCE OF PENISTONE TOWN CENTRE. OFFERING THE FEEL OF A BUNGALOW-STYLE LAYOUT ELEVATED ABOVE A PRIVATE GARAGE, THIS UNIQUE HOME BENEFITS FROM NO COMMUNAL AREAS, NO SERVICE CHARGES AND COMPLETE INDEPENDENCE. WITH TWO DOUBLE BEDROOMS, AN OPEN PLAN LIVING KITCHEN, PRIVATE REAR GARDEN, GARAGE AND PARKING, THE PROPERTY IS PERFECTLY SUITED TO A DOWNSIZING COUPLE OR THOSE SEEKING LOW-MAINTENANCE LIVING IN A HIGHLY CONVENIENT LOCATION.



### Energy Efficiency Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | 75                      | 75        |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

INNOVATIVE  
PROPERTY  
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