



**SHEFFIELD ROAD
PENISTONE
S36 6H**



TO BE SOLD BY THE MODERN METHOD, STARTING BID PRICE *£110,000*

A THREE BEDROOM STONE TERRACED PROPERTY OFFERING SPACIOUS ACCOMMODATION OVER THREE STOREYS OFFERED TO MARKET WITH NO UPPER VENDOR CHAIN. WELL-POSITIONED FOR PENISTONE'S LOCAL AMENITIES, TRANS PENNINE TRAIL AND TRAIN STATION THE HOME IS CONFIGURED IN THE FOLLOWING MANOR.

To ground floor, living room, fitted kitchen, to first floor there are two bedrooms and bathroom, second floor there is further double bedroom incorporating dormer extension to rear. Externally there are low maintenance garden areas to front and rear and off-street parking space. An ideal property for those looking to get onto the housing ladder or indeed an attractive option for those looking to add to a rental portfolio. Viewing is recommended to appreciate the accommodation on offer.

Starting Bid Price: £110,000

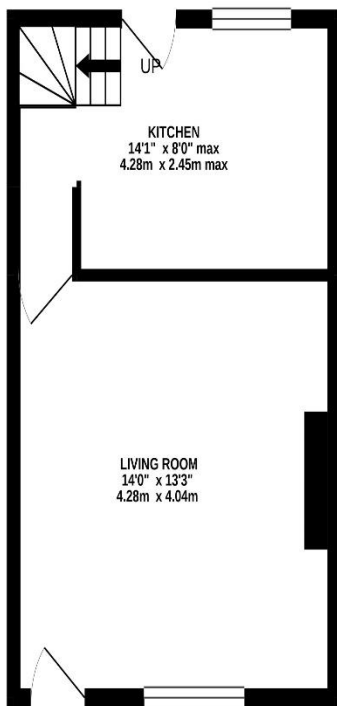
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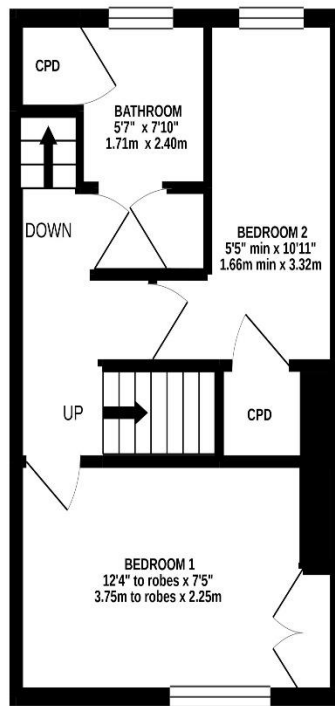
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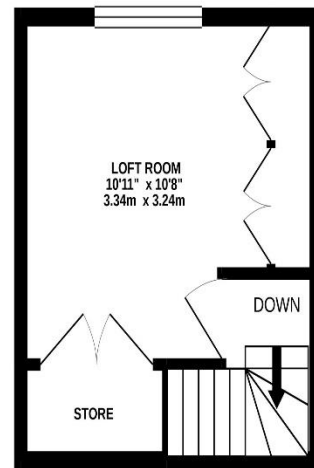
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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ENTRANCE

Entrance gained via uPVC and obscure glazed door into the living room.

LIVING ROOM

A well-proportioned, principal reception space with main focal point being a coal effect gas fire set with ornate surround. There is ceiling light, decorative timbers to ceiling, central heating radiator and uPVC double glazed window to the front.



KITCHEN

With a range of wall and base units in a wood effect shaker style with laminate worktops and tiled splash backs. There is a stainless-steel oven and grill with four burner gas hob, space for a fridge freezer, plumbing for a washing machine and stainless-steel, Franke sink with chrome mixer tap over. There is a ceiling strip light, central heating radiator, uPVC double glazed window to rear and uPVC and obscure glazed door gives access to rear garden.



FIRST FLOOR LANDING

Staircase rises and turns to the first-floor landing with ceiling light, central heating radiator and staircase to second floor. From here, access is gained to the following rooms.

BEDROOM TWO

A generous second bedroom with ceiling light, central heating radiator, fitted wardrobes and uPVC double glazed window to the front.



BEDROOM THREE

Ceiling light, central heating radiator, uPVC double glazed window and access to walk-in wardrobe positioned underneath the stairs.



BATHROOM

Comprising of a three-piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over, bath with chrome taps and electric shower within, ceiling light, part tiling to walls and part wooden cladding, built in cupboard, further cupboard above the stairs, central heating radiator and obscure uPVC double glazed window.



SECOND FLOOR LANDING

From the first-floor landing, staircase rises and turns to second floor landing. This has a ceiling light and door opens to bedroom one.

BEDROOM ONE

A well-proportioned double bedroom with a bank of fitted wardrobes and further useful storage cupboard above the stairs. There is a ceiling light with ceiling rose, dado rail, central heating radiator and uPVC double glazed window to rear in the dormer.



OUTSIDE

To the front timber gate opens onto a small front garden with flags and perimeter fencing. To the rear is a low maintenance yard with perimeter walling and fencing, with space for shed and timber gate giving access to the rear access road. On the access road there is a space to park a vehicle, a vehicle access must be maintained.







ADDITIONAL INFORMATION

The EPC Rating for this property is D 58 and the property is Freehold. We are informed by the vendor that their property has a cellar beneath the kitchen however we have been unable to verify.

Auctioneer Comments:

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements:

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



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

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
