



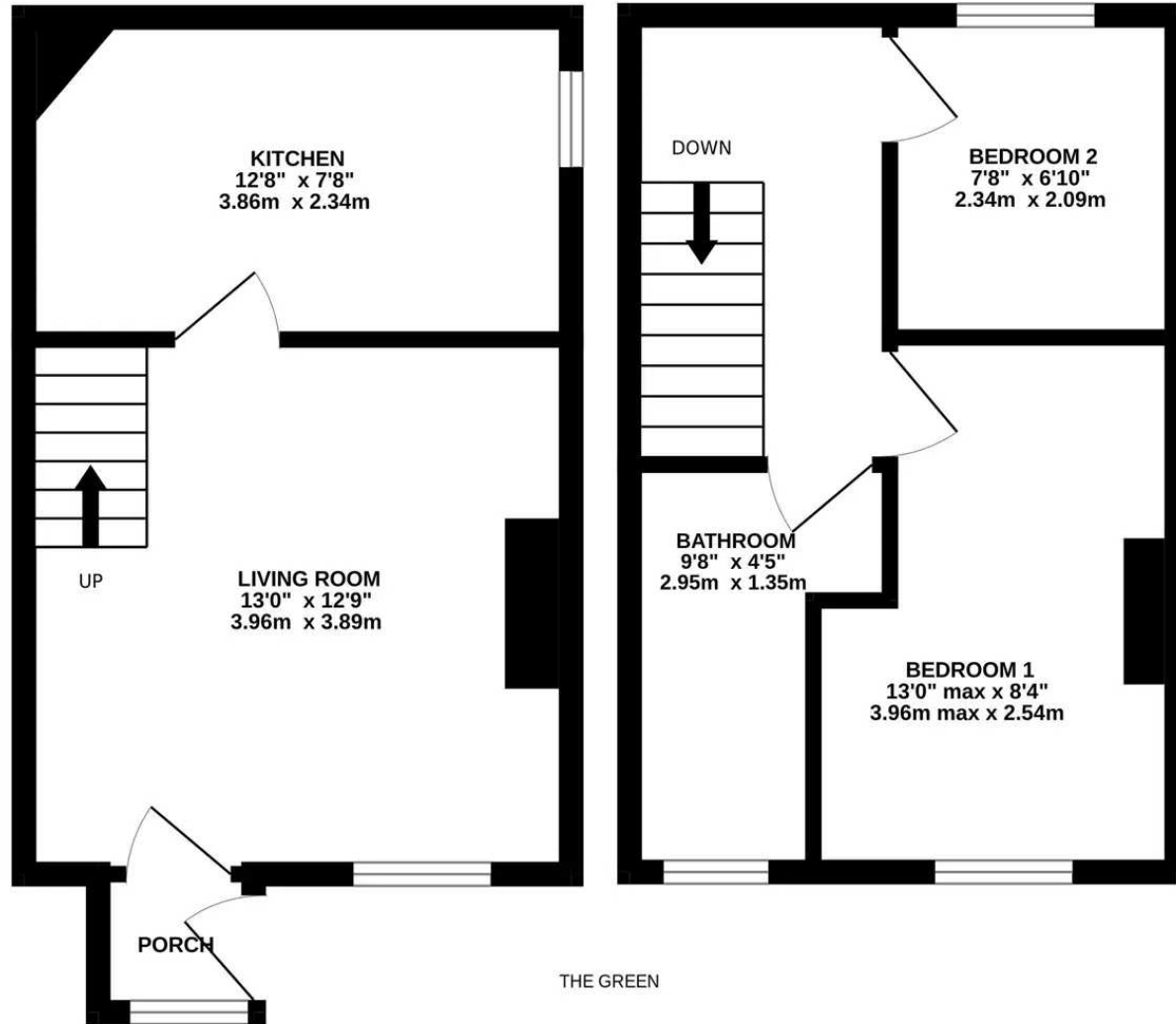
The Green, Penistone

Sheffield

Offers in Region of **£180,000**

GROUND FLOOR

1ST 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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The Green

Penistone, Sheffield

A CHARMING TWO BEDROOM STONE COTTAGE POSITIONED IN THIS LITTLE KNOWN PART OF PENISTONE WITH NO THROUGH TRAFFIC, YET PERFECTLY POSITIONED CLOSE TO LOCAL AMENITIES INCLUDING THE TRAIN STATION, TRANS PENNINE TRAIL AND LOCAL SCHOOLING. HAVING BEEN SIGNIFICANTLY UPGRADED AND RECONFIGURED BY THE CURRENT VENDOR SINCE PURCHASED, THE HOME NOW OFFERS BEAUTIFULLY PRESENTED HIGH QUALITY FIXTURES AND FITTINGS IN A PERIOD SHELL WITH ACCOMMODATION OVER TWO FLOORS AS FOLLOWS; To the ground floor, entrance porch, living room and kitchen. To the first floor, there are two bedrooms and modern bathroom. Externally, there are two low maintenance patio seating areas. The EPC rating is E-51 and the council tax band is B.



ENTRANCE PORCH

Entrance gained via composite and obscure glazed door into the entrance porch with ceiling light, uPVC double glazed window and tiled floor. A composite door then leads through to the living room.

LIVING ROOM

A well proportioned principal reception space with the main focal point being a coal effect gas stove sat within a stone Mullion surround. There is ceiling light, central heating radiator and uPVC double glazed window to the front and staircase rising to the first floor.

KITCHEN

A modern kitchen with a range of wall and base units in a high gloss with contrasting granite effect laminate worktops and tiled splashbacks, complimented by a wood effect laminate flooring. There is an electric oven and grill with a matching four burner induction hob and chimney style extractor fan over, plumbing for a washing machine, space for a fridge freezer and a stainless steel sink with chrome mixer tap over. The room has ceiling light, further under cupboard lighting and uPVC double glazed window to the side.

FIRST FLOOR LANDING

From the living room the staircase rises to the first floor landing with pine spindle balustrade, ceiling light and access to the loft via a hatch. Here we gain entrance to the following rooms.



BEDROOM ONE

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

BEDROOM TWO

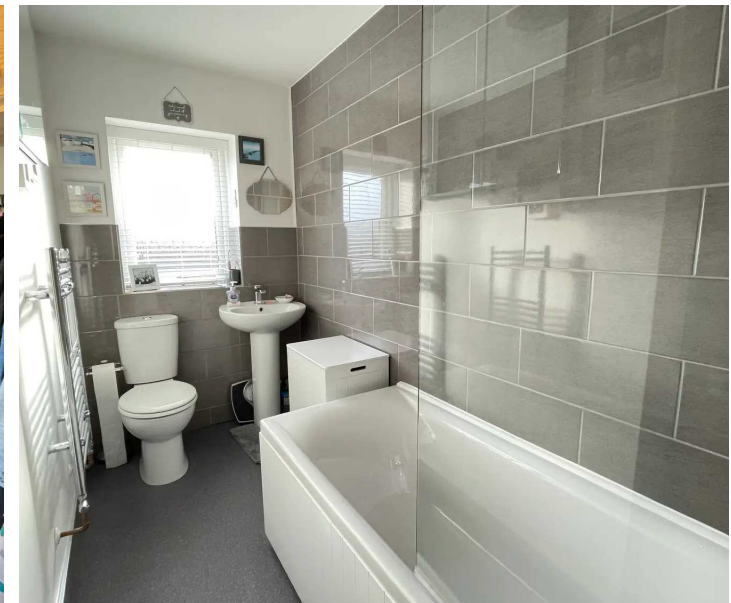
Currently used as a dressing room, there are built in cupboards, ceiling light, central heating radiator and uPVC double glazed window to the rear.

BATHROOM

A modern bathroom comprising of a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and bath with chrome mixer tap and mains fed chrome mixer shower over with glazed shower screen. There is ceiling light, extractor fan, part tiling to the walls, chrome towel rail/radiator and obscure uPVC double glazed window to the front.

OUTSIDE

To the front of the home is a flagged patio seating area with perimeter flower beds and hedging. To the side of the home there is a further flagged patio seating area and access to the store underneath the house. Please note there is a right of access for neighbouring properties between the front of the house and the patio.





ADDITIONAL INFORMATION

The EPC Rating is E-51 and the council tax band is B. We are informed by the vendor that the property is Freehold.

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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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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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 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



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