

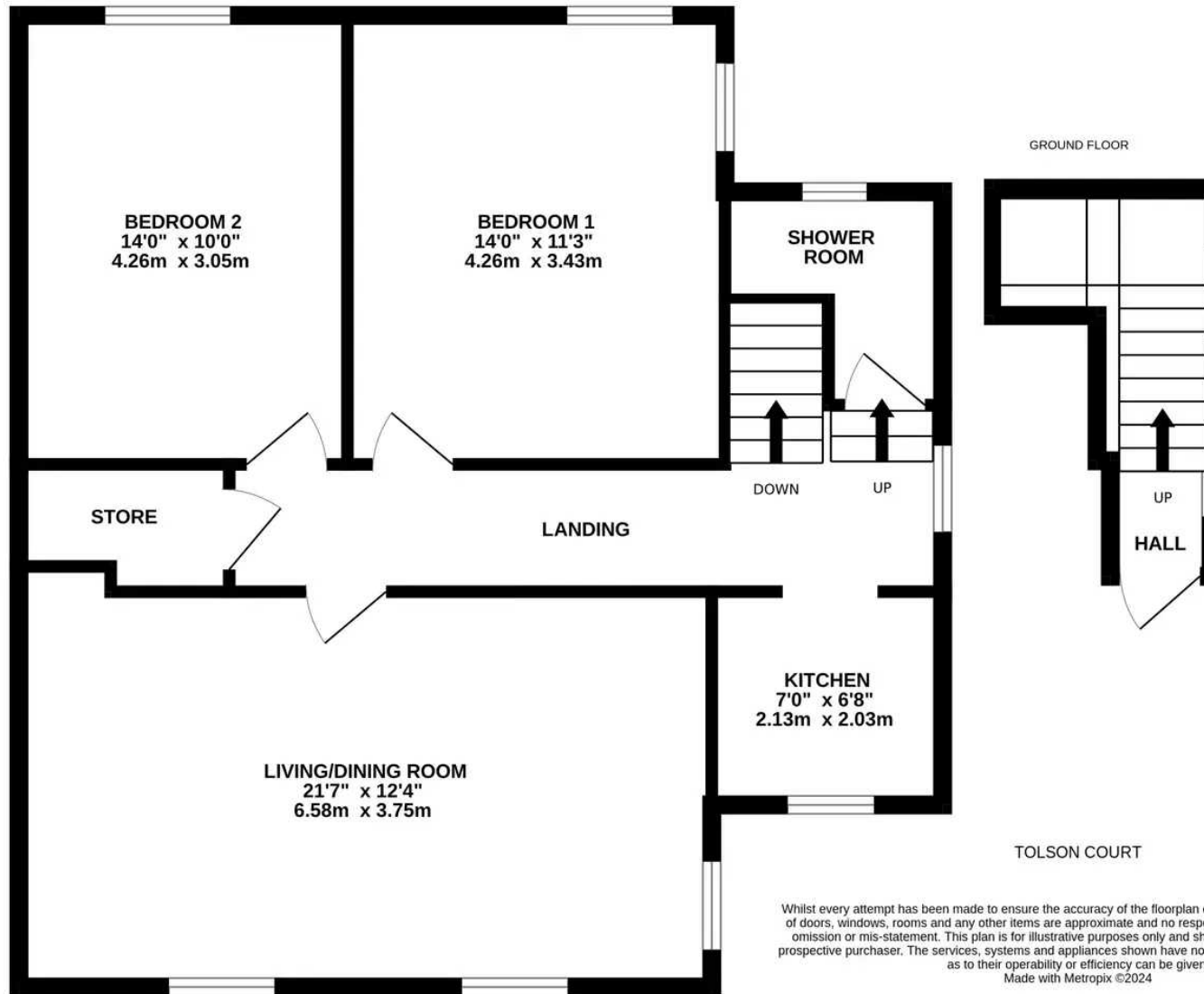


**Tolson Court Huddersfield Road, Penistone**

Sheffield

**OFFERS IN THE REGION OF £185,000**

1ST FLOOR



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## Tolson Court, Penistone

Huddersfield Road, Sheffield

A SUPERB TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT FORMING PART OF THIS FORMER WESLEYAN CHURCH CONVERSION, OFFERING A WEALTH OF CHARACTERFUL ACCOMMODATION. Sit within lovely grounds, in this superb position close to local amenities including Penistone Grammar School, train station and Trans Pennine Trail. Offered to the market with no upper vendor chain, this unique property sits as part of this conversion with just four other properties. Offers the following accommodation; shared entrance with just one other flat, leading to own private entrance with stairs rising to the living accommodation, where we find inner hallway, kitchen, excellent open plan living/ dining room, two double bedrooms and a shower room. Outside there is private garden space, share of communal outside areas and two allocated parking spaces in shared car park. A true one of a kind, the property must be viewed to be fully appreciated.

- BEAUTIFUL POSITION
- UNIQUE PROPERTY
- TWO DOUBLE BEDROOMED
- OFF STREET PARKING
- FABULOUS VIEWS





### **ENTRANCE**

Entrance gained via timber and ornately glazed door into shared entrance hallway. A communal space accessing just two separate flats with stone flagged floor and door then opens to the apartment.

### **INNER HALLWAY**

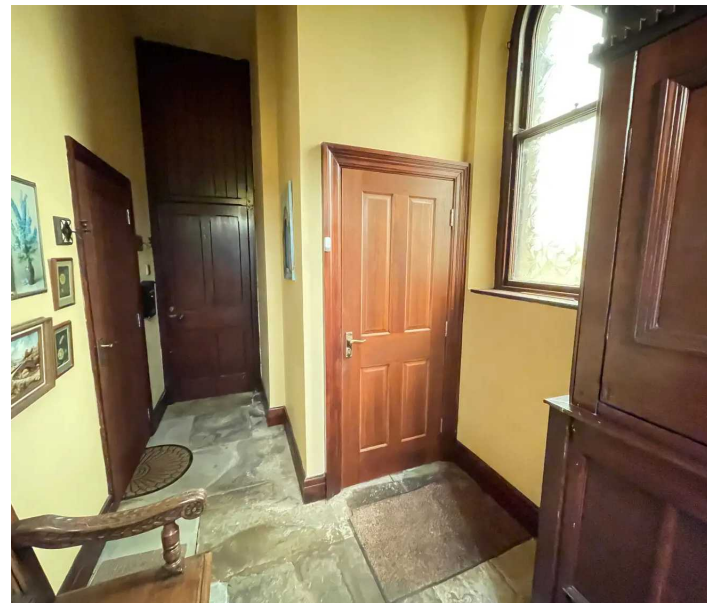
With ceiling light, central heating radiator, timber single glazed obscure windows to side, a staircase then rises and turns to the living accommodation.

### **LANDING**

A spacious inner hallway, with excellent proportions with two ceiling lights, central heating radiator and superb feature in the form of ornate window made up of numerous circular obscure glazed pane, showing character from former existence of the Wesleyan Chapel. From this landing space we gain access to useful storage cupboard and to the following rooms.

### **KITCHEN**

With a range of wall and base units in a shaker style with laminate worktops and tiled splashbacks, there is plumbing for a slimline dishwasher, plumbing for a washing machine and space for cooker with extractor fan over, and stainless-steel sink with chrome mixer tap. There are inset ceiling spotlights and uPVC double glazed window to front.



## LIVING / DINING ROOM

A fabulously proportioned open plan space in a wealth of interchangeable accommodation with fantastic open aspect over wooded area across via two uPVC double glazed windows to rear and one to the side. With ample room for dining table and chairs and lounge furniture in a configuration of your choice, there is serving hatch from kitchen, exposed timbers, the main focal point being a fire surround, there two ceiling lights and three central heating radiators.





### **BEDROOM ONE**

An excellently proportioned double bedroom with bank of fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed windows to two elevations and exposed timber.

### **BEDROOM TWO**

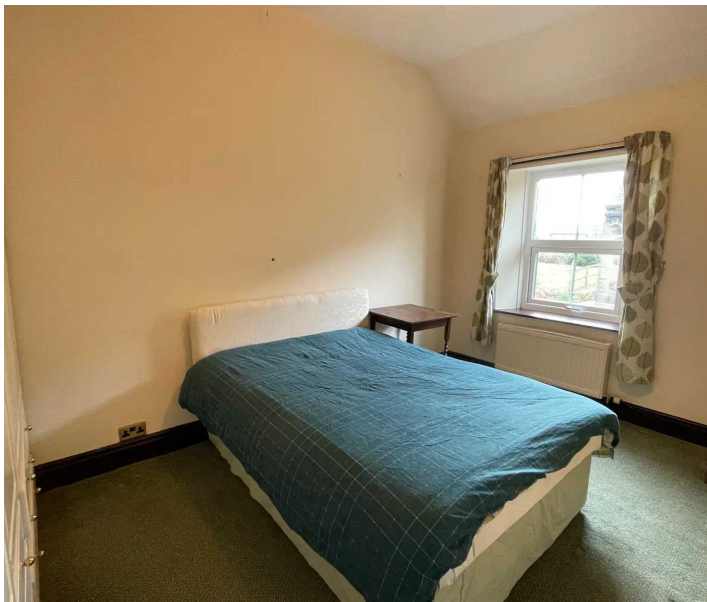
Further double bedroom, again with exposed timber framework, there is ceiling light, central heating radiator and uPVC double glazed window to side.

### **SHOWER ROOM**

Comprising a three-piece white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and shower tray with Mira electric shower over. There is ceiling light, full tiling to walls, extractor fan, access to loft space via a hatch, central heating radiator and obscure uPVC double glazed window to the rear.

### **OUTSIDE**

The property has its own lawned garden space in front of the home, with flower beds with various plants and shrubs and also a share of the rest of the communal gardens. To the front of the building there is a shared car park, with the property having two allocated parking spaces.





## ADDITIONAL INFORMATION

The EPC Rating is D- 63, the council tax band is C, and we are informed by the vendor that the property is Leasehold.

## 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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## 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 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





## Simon Blyth Estate Agents

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