

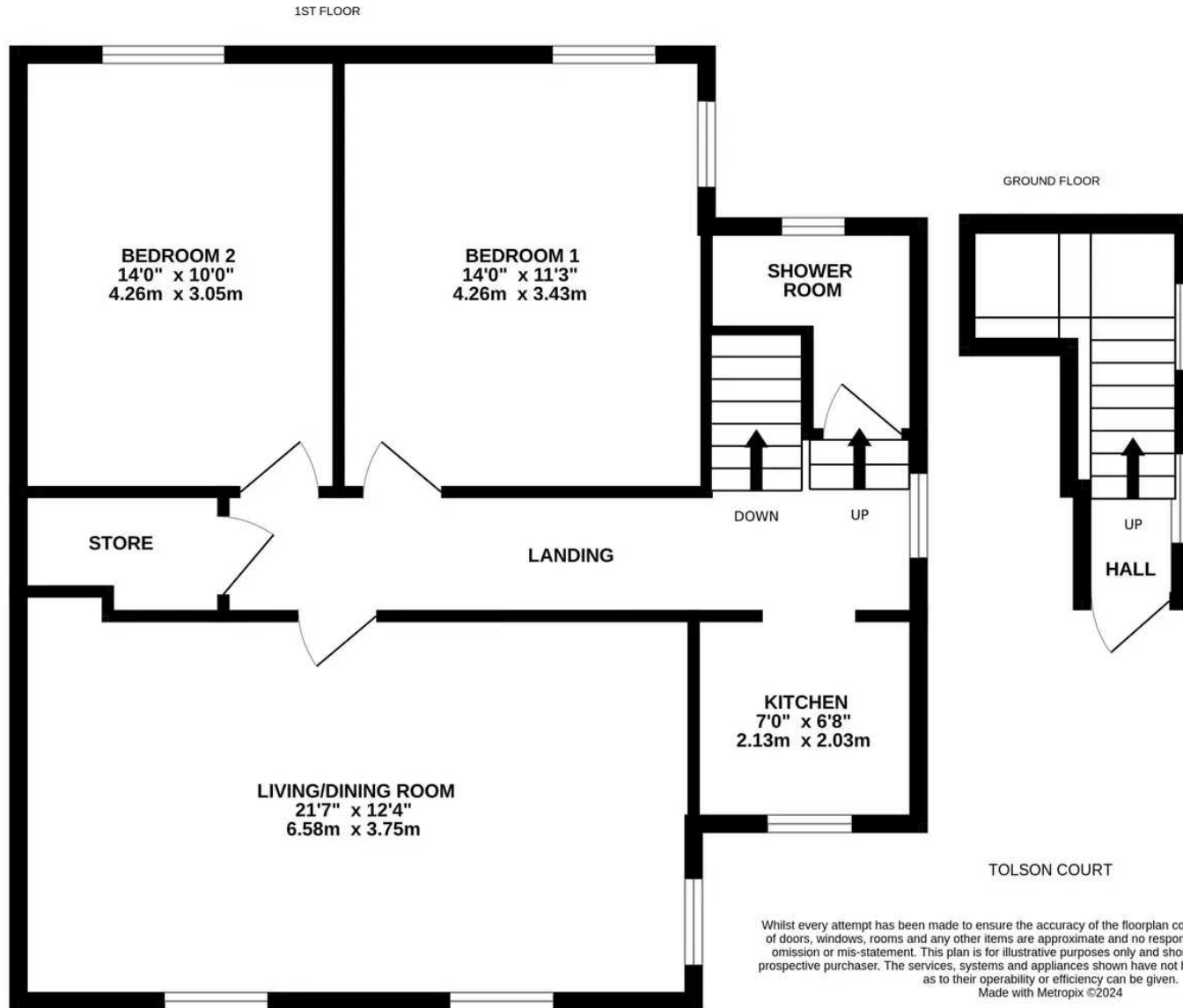


**Tolson Court Huddersfield Road, Penistone**

**£185,000**

Sheffield





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.  
Made with Metropix ©2024



## Tolson Court Huddersfield Road, Sheffield

A SUPERB TWO DOUBLE BEDROOMED FIRST FLOOR APARTMENT FORMING PART OF THIS FORMER WESLEYAN CHURCH CONVERSION, OFFERING A WEALTH OF CHARACTERFUL ACCOMODATION.

Council Tax band: C

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 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**

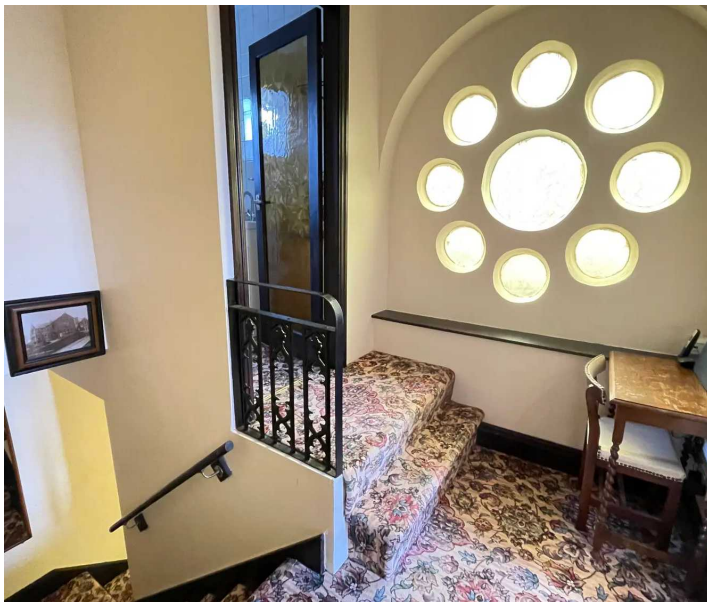
With ceiling light, central heating radiator, timber single glazed obscure windows to side, a staircase then rises and turns to the living accommodation.

### **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 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.



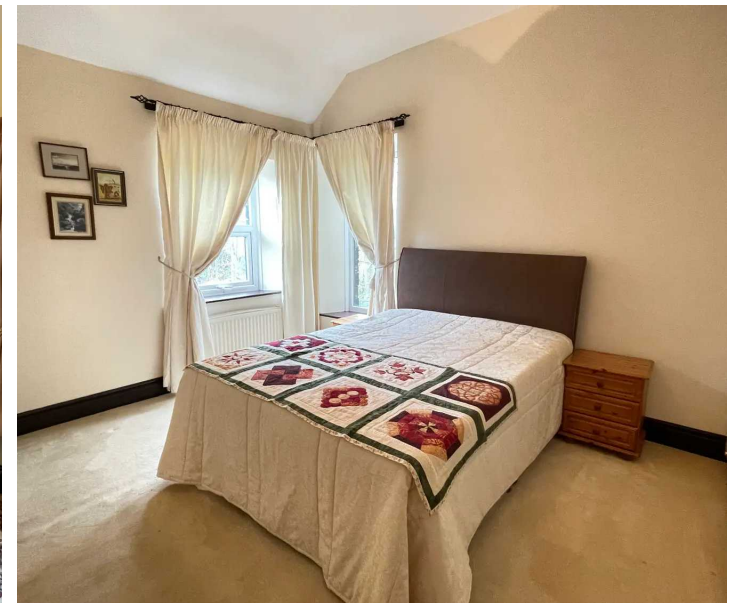


## LIVING / DINING ROOM

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**

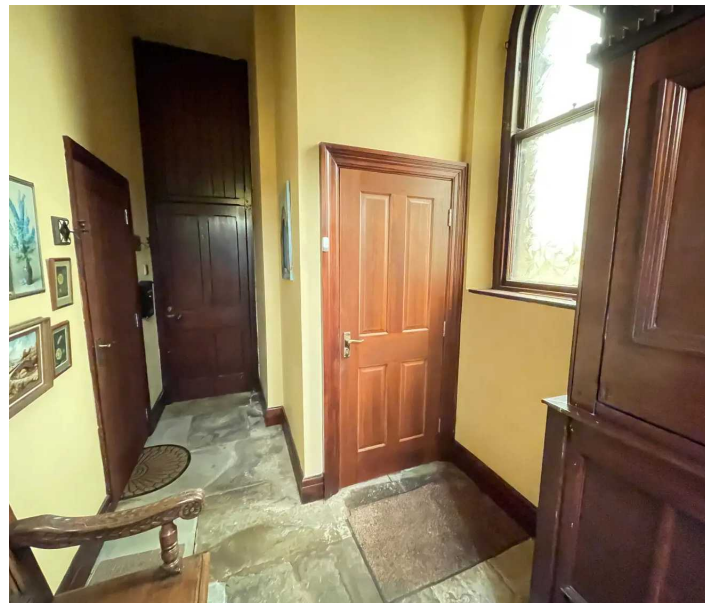
Further double bedroom, again with exposed timber framework, there is ceiling light, central heating radiator and uPVC double glazed window to side.

### **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 is a D-63 and 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)

### **COPYRIGHT**

Unauthorized reproduction prohibited.

### **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 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm





## Simon Blyth Estate Agents

Simon Blyth Estate Agents, Regent Court St. Marys Street – S36 6DT

01226 762400

[penistone@simonblyth.co.uk](mailto:penistone@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731 730	01977 800259	0113 4689331	01422 417000