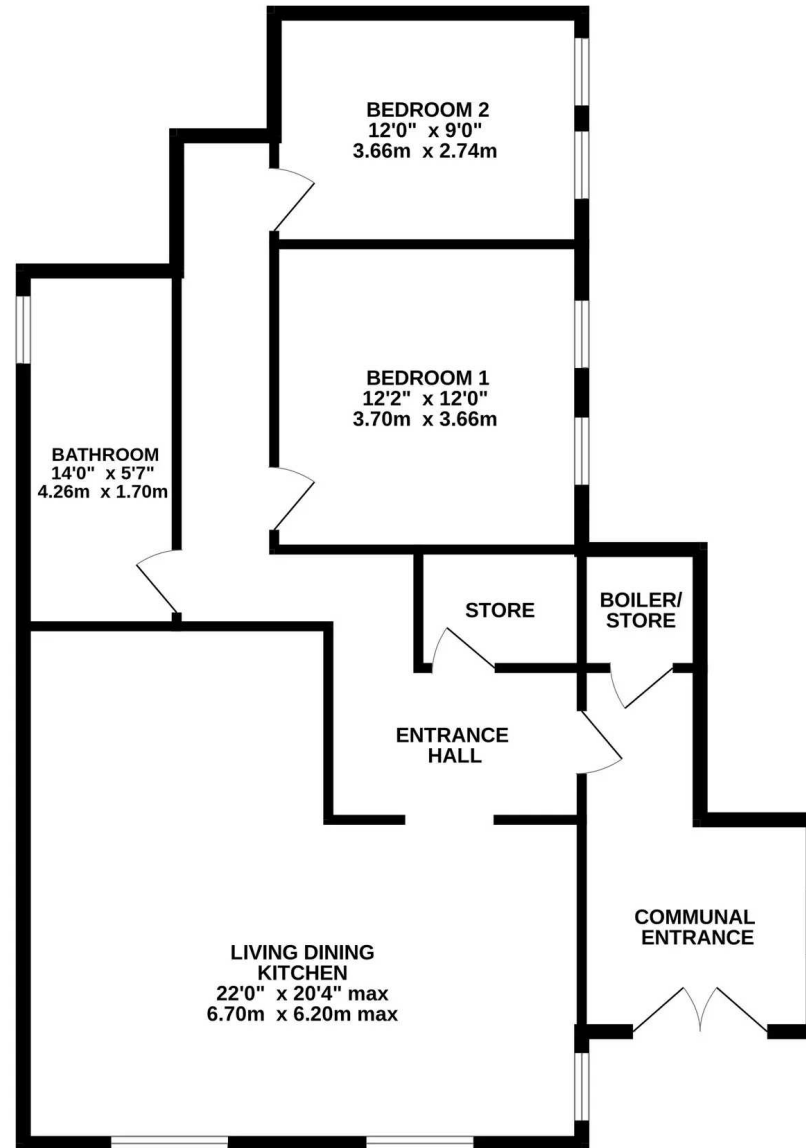




Tolson Court, Huddersfield Road, Penistone

Sheffield

Offers in Region of **£210,000**



TOLSON COURT

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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Tolson Court, Huddersfield Road, Penistone

Sheffield

PART OF A FORMER WESLEYAN CHURCH, WE PRESENT THIS SUPERB CONTEMPORARY TWO BEDROOM GROUND FLOOR APARTMENT, OFFERING A WEALTH OF CHARACTERFUL ACCOMMODATION. HAVING BEEN UPGRADED TO A HIGH STANDARD BY THE CURRENT VENDORS AND SITTING IN A FANTASTIC POSITION WITHIN EASY REACH TO PENISTONE'S MANY AMENITIES, PENISTONE GRAMMAR SCHOOL, TRAIN STATION AND TRANS PENNINE TRAIL. Offered to the market with no upper vendor chain, this unique and recently renovated 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 where we find the entrance hallway, open plan living dining kitchen, storage room, two double bedrooms and bathroom. Outside there is private garden space, share of communal outside areas and an allocated parking space. Early viewings are highly recommended to appreciate the quality of the accommodation on offer.



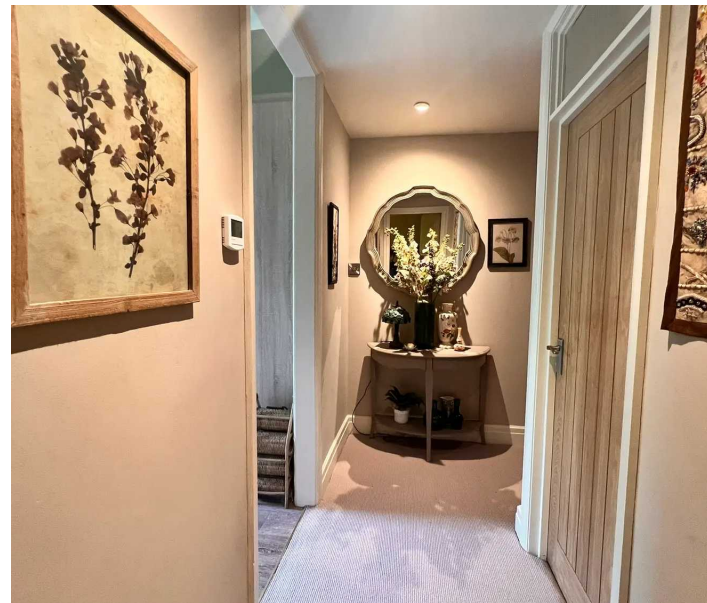


ENTRANCE HALLWAY

Timber door to communal entrance hall leading to private entrance to apartment hallway, giving access to the following rooms:

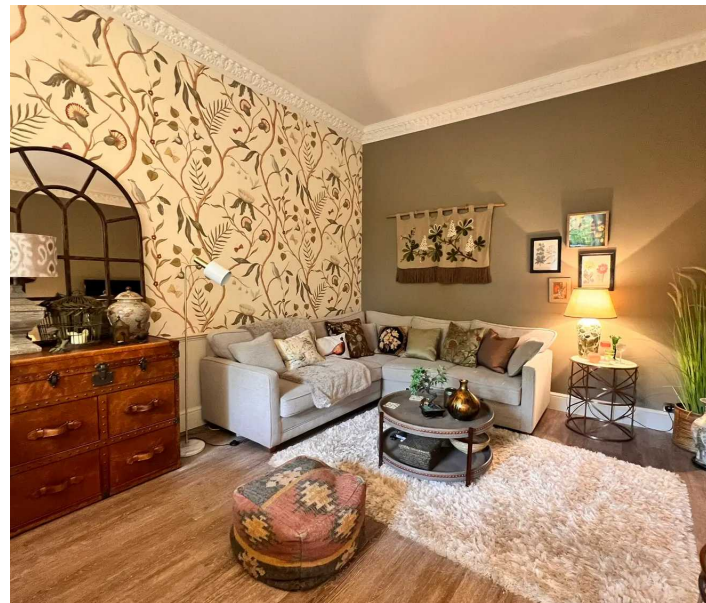
OPEN PLAN LIVING DINING KITCHEN

A fabulous open plan space incorporating living and dining areas. The high quality German kitchen features Nobilia wall and base units plus breakfast bar. There are AEG integrated appliances in the form of electric oven and grill, induction hob with extractor fan and fridge freezer. There is an integrated Bosch dishwasher and space for a washing machine.



OPEN PLAN LIVING DINING KITCHEN

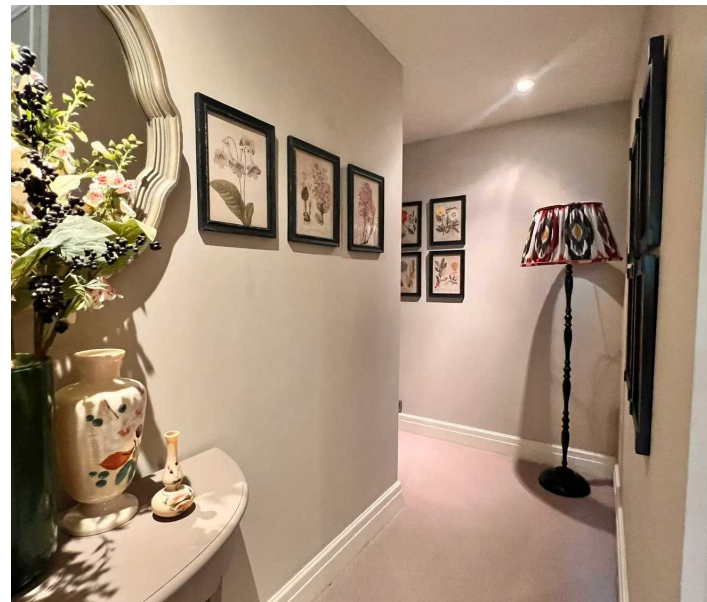
The dining/living/kitchen space has ample room for entertaining with fabulous proportions, high ceilings with ornate decorative coving and limed oak wood effect flooring throughout. The modern biofuel fire adds a welcoming focal point.





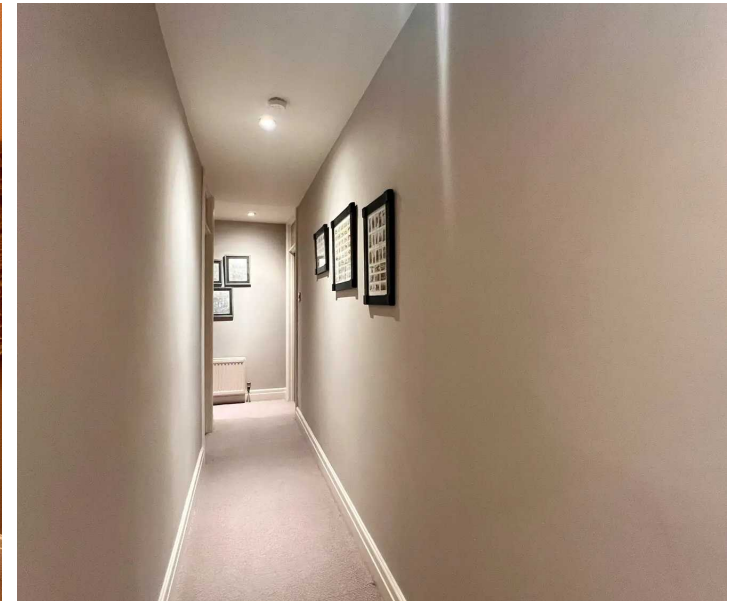
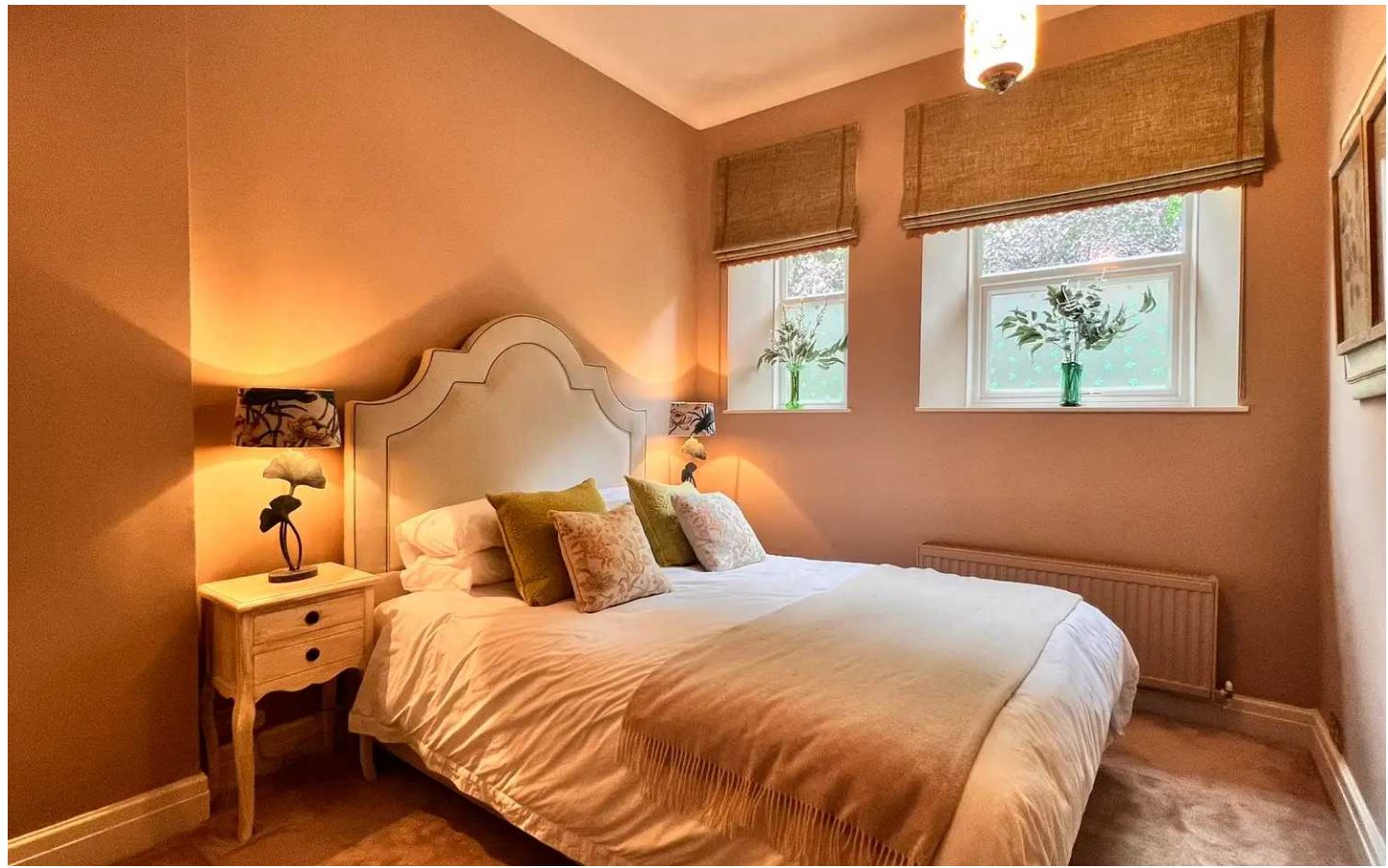
BEDROOM ONE

A generous double bedroom with ceiling and wall lights, central heating radiator and two double glazed windows to side.



BEDROOM TWO

A further double bedroom with ceiling light, central heating radiator and two double glazed windows to side.



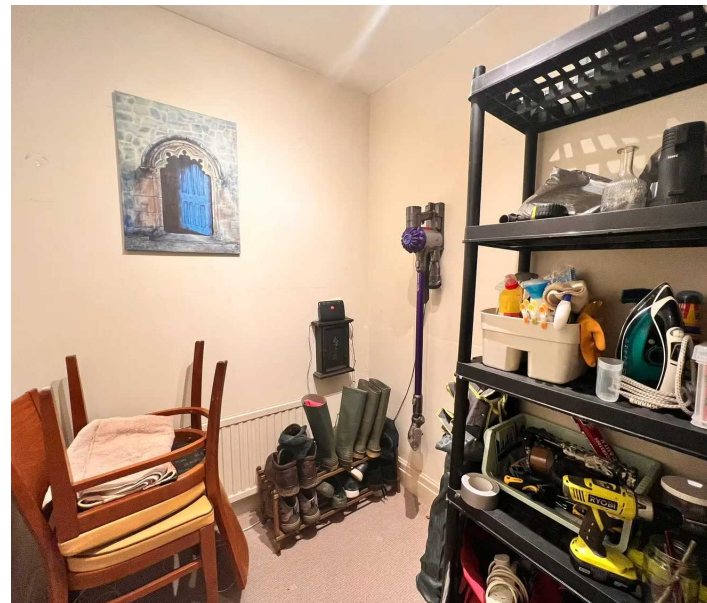


BATHROOM

Comprising a three piece suite in the form of low level W.C, pedestal basin with chrome mixer tap over, bath with chrome mixer tap and shower cubicle with mains fed chrome mixer shower. There are inset ceiling spotlights, part tiling to wall, decorative laminate flooring, extractor fan, heated chrome towel rail/radiator and obscured double glazed window to side.

STORAGE ROOM

Providing useful additional storage space, with access to loft via a hatch.



Simon Blyth

ESTATE AGENTS



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 an allocated parking space.



ADDITIONAL INFORMATION:

The EPC rating is a C-75 and the Council Tax band is a C.

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 (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

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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 TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



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