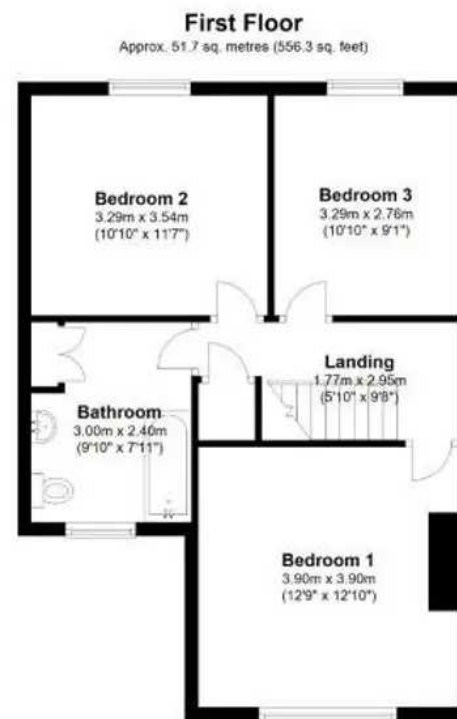
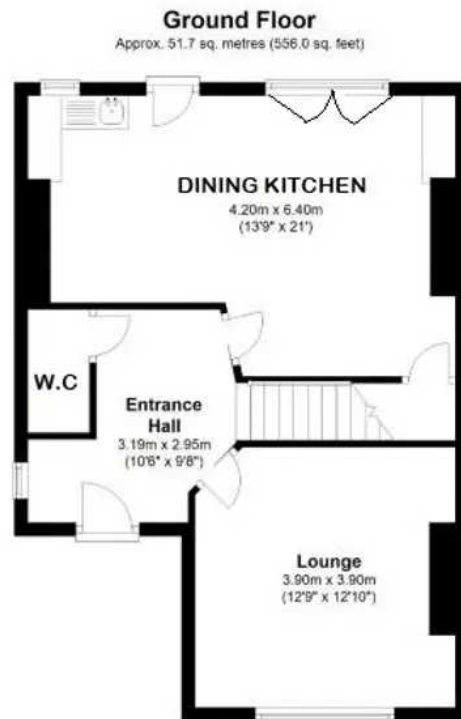




**Bleak House, Castle Lane, Penistone**  
Sheffield

Offers in the region of **£350,000**



Total area: approx. 103.3 sq. metres (1112.3 sq. feet)



## Bleak House, Castle Lane

Penistone, Sheffield

A BEAUTIFULLY PRESENTED PERIOD STONE FRONT PROPERTY OFFERING FANTASTICALLY APPOINTED SIGNIFICANTLY UPGRADED LIVING ACCOMMODATION IN A TWO STORY CONFIGURATION AND ENJOYING FABULOUS OPEN FIELDS OVER FARMERS FIELDS TO THE FRONT, LOCATED ON THE OUTSKIRTS OF THIS HIGHLY REGARDED MARKET TOWN WITH EXCELLENT SCHOOLING, TRANS PENINE TRAIL AND TRAIN STATION. The home offers the following accommodation to ground floor entrance hall, downstairs W.C., superb open plan dining kitchen, lounge and downstairs W.C. To first floor there is three double bedrooms and bathroom. Outside there is off street parking to the front and leading onto the rear there is a mature enclosed garden. A beautiful family home having been sympathetically improved by the current vendor, offering high quality fixtures and fittings in a period building. With homes of this type in such high demand and in short supply we advise a viewing is arranged to fully appreciate the accommodation on offer in this superb and convenient location.





### **ENTRANCE HALLWAY**

Entrance gained via composite and decoratively glazed door with uPVC pile over, into entrance hallway with ceiling light, ornate coving to the ceiling, vertical central heating radiator and obscure uPVC double glazed window to the side, staircase rising to first floor and here we gain access to the following rooms.

### **LOUNGE**

Well proportioned front facing reception space with the main focal point being a multi fuel stove sat within surround. There is ceiling light, ornate coving to the ceiling, two central heating radiators and uPVC double glazed window to the front.

### **DOWNSTAIRS W.C.**

With close coupled W.C., basin sat within vanity unit with chrome mixer tap over. There is ceiling light, tiling to the floor and central heating radiator.



## DINING KITCHEN

A fabulous open plan space incorporating both kitchen and dining areas which has recently been installed by the current vendor, this creates a superb family room and is separated into two designated areas. The kitchen has a range of wall and base units in a wood effect shaker style with contrasting quartz worktops with tiled splashback complemented by a tiled floor. There is space for a range cooker and housing for an American style fridge freezer and integrated dishwasher and further built in cupboards. The dining space has ample room for dining table and chairs and has an oak floor, the main focal point being a multi fuel stove with wooden lintel.

The room has two ceiling lights one with ceiling rose, ornate coving to the ceiling, two central heating radiators, built in cupboard with natural light provided via uPVC double glazed window to the rear and twin French doors in uPVC with matching glazed side panels giving access to the rear garden. From dining area there is also access to cupboard underneath the stairs.





### FIRST FLOOR LANDING

From entrance hallway staircase rises to first floor landing with spindle balustrade, ceiling light, coving to the ceiling, central heating radiator. There is access to loft via a hatch, door opens through to cupboard above the stairs which has been amended to create a utility space with plumbing for a washing machine and co utilise with a tumble dryer above by the current vendors. And here we gain entrance to the following rooms;

### BEDROOM ONE

Superb master bedroom offering a high degree of natural light via uPVC double glazed window to the front which enjoys fabulous far reaching views over neighbouring fields. There is ceiling light, coving to the ceiling, central heating radiator and ornate decorative cast iron fire place.

### BEDROOM TWO

Further double bedroom with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to the rear.

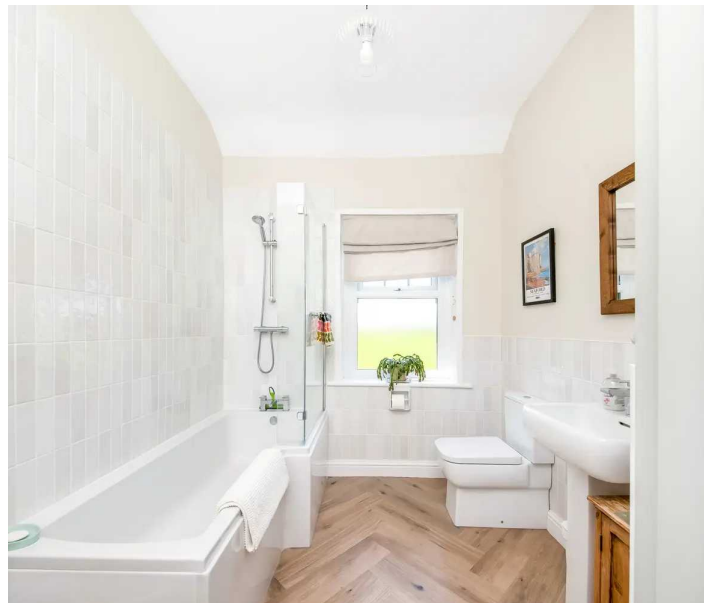


### **BEDROOM THREE**

Further double bedroom with ceiling light, central heating radiator and uPVC double glazed window to the rear.

### **BATHROOM**

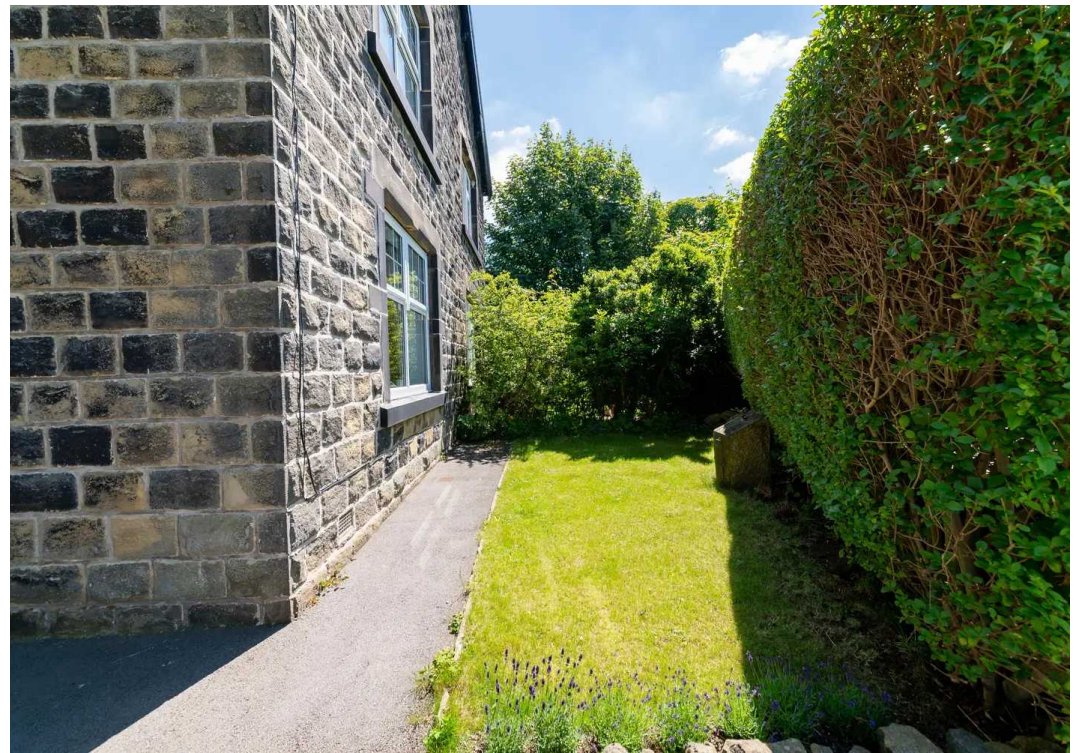
Comprising a recently fitted, modern three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer taps over and P shaped shower bath with mixer tap over and mains fed chrome mixer shower and glazed shower screen. There is a towel rail / radiator, built in cupboard with wood effect flooring and uPVC double glazed window to the front.



**OUTSIDE**

To the front of the home there is a lawned garden space with perimeter hedging, a tarmac driveway providing off street parking, this extends to the side of the property and it is bordered by a dry stone wall. Timber gate then in turn, leads to rear garden. To the rear there is a lovely mature garden with two lawned spaces and flower beds containing an abundance of plants, shrubs and trees, fully enclosed with perimeter fencing, walling and hedging. To the lower end of the garden there is a flagged patio seating area under pergola, hardstanding for a shed and further raised decked seating area. There is also access to a brick built outbuilding ideal for storage or indeed scope to utilise as additional workshop or potential for home working or similar.





#### ADDITIONAL INFORMATION:

The EPC rating is a e- 46 and the Council Tax band is a D.

#### 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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