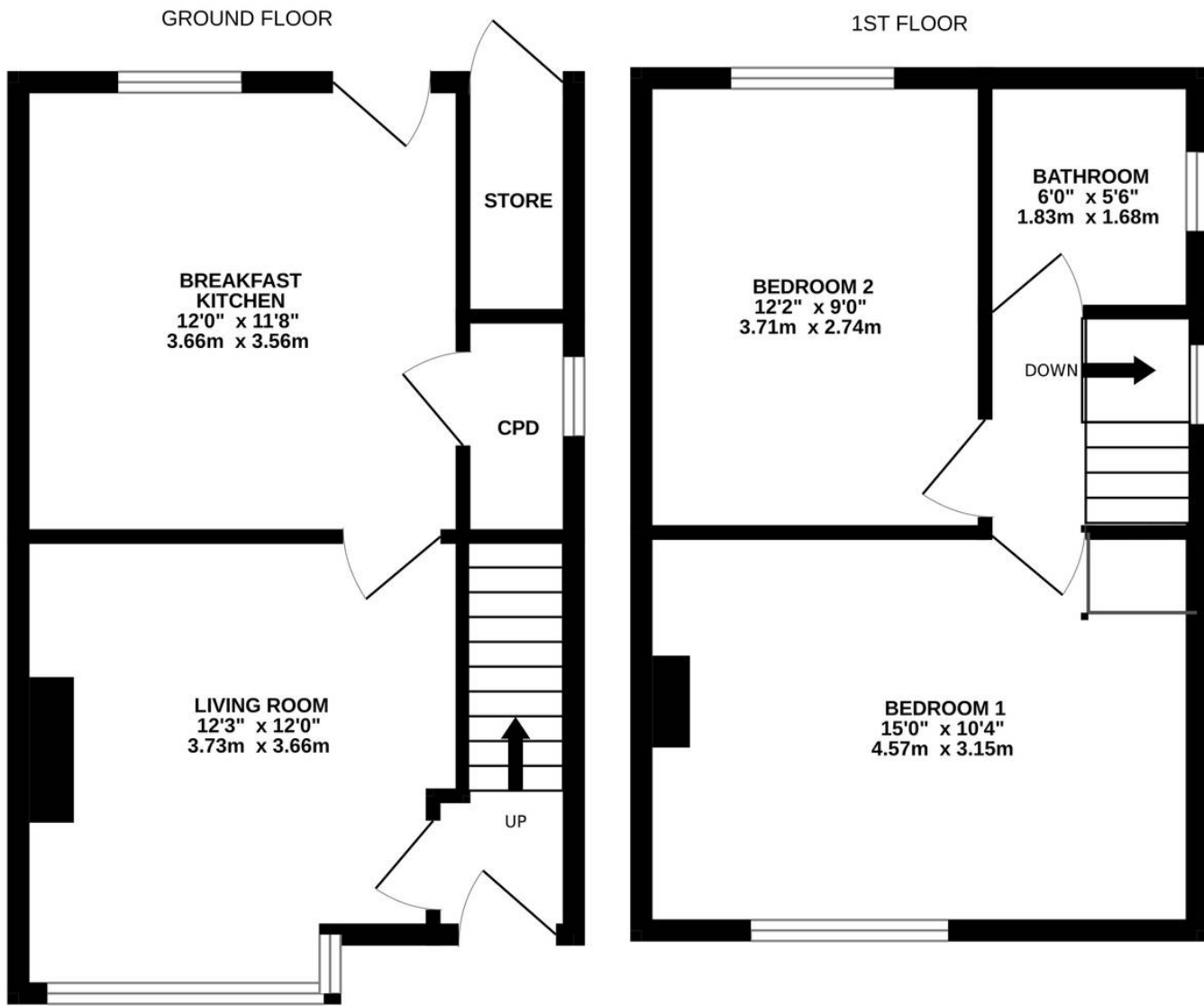




Westgate, Penistone

Sheffield

Offers in Region of **£185,000**



WESTGATE

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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Westgate, Penistone

Sheffield

WELL PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED PROPERTY LOCATED ON THIS POPULAR RESIDENTIAL CUL-DE-SAC OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN. IDEALLY POSITIONED CLOSE TO PENISTONE'S MANY AMENITIES INCLUDING TRAIN STATION, SCHOOLING AND TRANS PENINE TRAIL, THE HOME OFFERS MODERN FIXTURES AND FITTINGS IN THIS QUIET YET CONVENIENT POSITION.

The accommodation briefly comprises: To ground floor, entrance hallway, living room and breakfast kitchen. To first floor, there are two double bedrooms and a modern family bathroom. Outside there is off street parking to the front, enclosed garden to the rear and access to store/utility room. The property also enjoys views towards open fields from upstairs rear bedroom over neighbouring gardens and farmer's fields with a viewing being a must to fully appreciate this lovely tucked away spot within a short distance of this thriving Pennine town.

- **WELL PRESENTED SEMI DETACHED PROPERTY**
- **NO UPPER VENDOR CHAIN**
- **MODERN FIXTURES AND FITTINGS**
- **POPULAR RESIDENTIAL CUL-DE-SAC**
- **CLOSE TO PENISTONES MANY AMENITIES**





ENTRANCE

Entrance gained via composite and obscure glazed door into entrance hallway with ceiling light, central heating radiator and staircase rising to first floor. A door opens through to living room.

LIVING ROOM

A front facing reception space with ceiling light, central heating radiator and uPVC double glazed window to the front. A door leads through to breakfast kitchen.

BREAKFAST KITCHEN

A modern fitted kitchen with breakfast bar peninsula providing seating space, there are a range of wall and base units in a light grey high gloss with contrasting quartz effect laminate work tops and a wood effect laminate flooring. There is integrated electric oven with matching four burner electric hob, space for fridge freezer and plumbing for a dishwasher. There is a stainless steel sink with chrome mixer over. The room is lit by inset ceiling spotlights, further under cupboard lighting and natural light gained via uPVC double glazed window to the rear with uPVC and obscure glazed door giving access to the rear garden. There is also a central heating radiator and door opens to cupboard under the stairs with uPVC obscure glazed window to the side.

UTILITY/STORAGE ROOM

Accessed externally from the garden via composite uPVC , this space is currently used as an utility room but offers further storage space and has lighting, plumbing for washer machine and space for a dryer.



FIRST FLOOR LANDING

From entrance hallway staircase rises to first floor landing with ceiling light, obscure uPVC double glazed window to the side and access to loft space via a hatch and here we gain entrance to the following rooms.

BEDROOM ONE

Excellently proportioned double bedroom with ceiling light, central heating radiator and uPVC double glazed window to the front.

BEDROOM TWO

Rear facing double bedroom with ceiling light, central heating radiator and uPVC double glazed window overlooking the property's garden with views towards open fields and neighbouring gardens.

BATHROOM

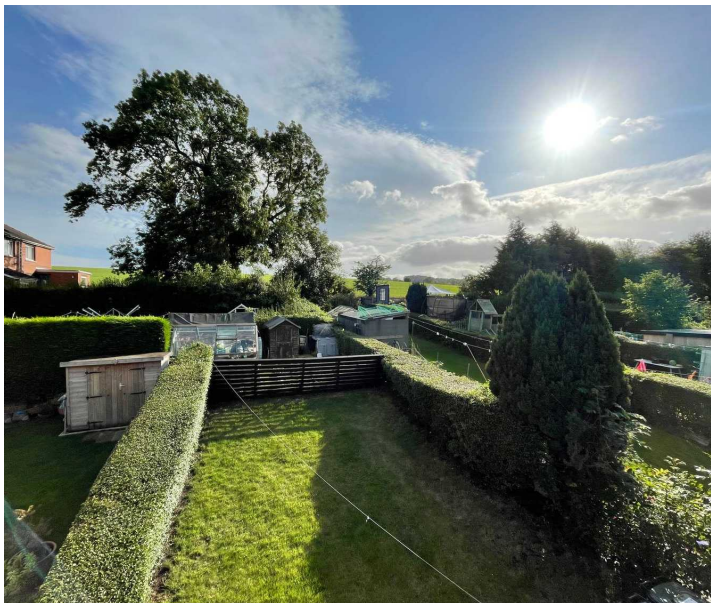
Comprising a three piece white suite in the form of close coupled WC., pedestal basin with chrome mixer tap over, P shaped shower bath with chrome mixer tap over, shower head attachment and curved glazed shower screen. There is ceiling light, extractor fan, chrome towel rail/radiator and obscure uPVC double glazed window to the side.





OUTSIDE

To the front of the home, there is a tarmacked area providing off street parking with path leading to the side reaching timber gates which opens to rear garden. Immediately behind the home, there is a seating area with steps leading to lawned space with perimeter hedging and fencing.



ADDITIONAL INFORMATION:

The EPC rating is a D-66 and the Council Tax band is a A.

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 FLOOR

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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.

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



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