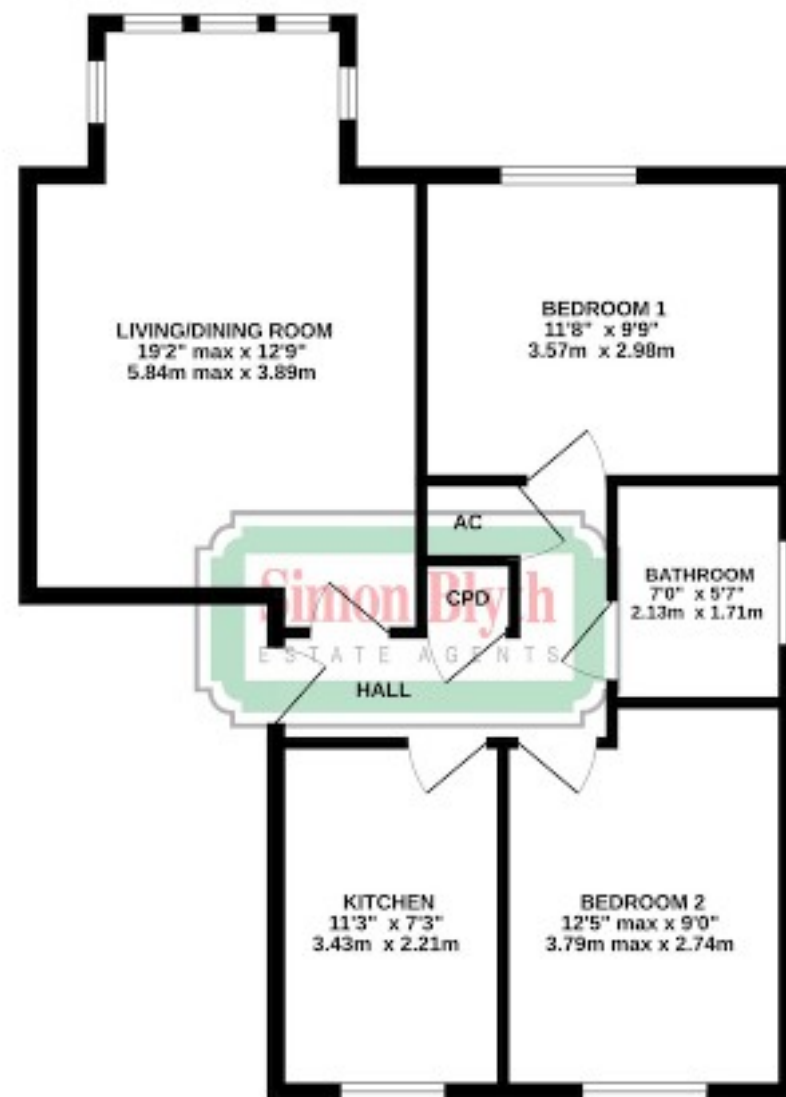




**Elmroyd Court, Penistone**

Offers in Region of **£130,000**



ELMROYD COURT

While 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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## Elmroyd Court

Penistone

**A WELL PRESENTED TWO DOUBLE BEDROOM, SECOND FLOOR APARTMENT SAT WITHIN THIS PURPOSE BUILT BLOCK, ON THIS HIGHLY REGARDED RESIDENTIAL DEVELOPMENT, WITH NO UPPER VENDOR CHAIN. WELL SITUATED FOR LOCAL AMENITIES THAT PENISTONE HAS TO OFFER INCLUDING ACCESS TO THE TRANS PENNINE TRAIL AND LOCAL SCHOOLING. THE ACCOMMODATION BRIEFLY COMPRISES;** Communal entrance, private entrance hallway, fitted kitchen, open plan living/dining room, two double bedrooms and bathroom. Outside there is an allocated parking space in the shared car park. This lovely home must be viewed to fully appreciate. The EPC rating is C-70, the council tax band is B and the tenure is Leasehold.

- **TWO DOUBLE BEDROOM APARTMENT**
- **NO UPPER VENDOR CHAIN**
- **ALLOCATED PARKING SPACE**
- **CLOSE TO LOCAL AMENITIES**
- **HIGHLY REGARDED RESIDENTIAL DEVELOPMENT**



### **ENTRANCE**

Entrance gained at ground level into the communal entrance.

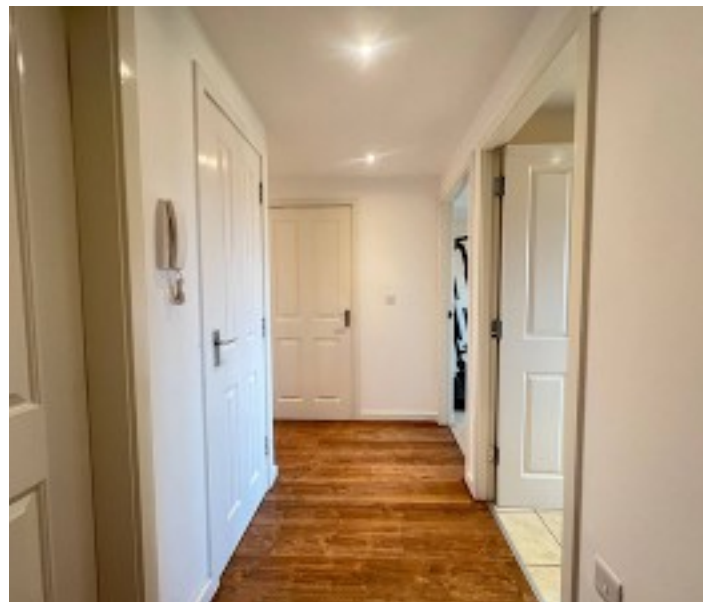
### **INNER HALLWAY**

With ceiling light, wall mounted electric heater and access to a storage cupboard and also an airing cupboard. Here we gain entry to the following rooms;

### **KITCHEN**

11' 3" x 7' 3" (3.43m x 2.21m)

With a range of wall and base units in a wood effect shaker style with contrasting laminate worktops with tile splashbacks, there is an integrated electric oven with four burner electric stove and extractor fan over. The room has plumbing for a washing machine, plumbing for a slimline dishwasher, space for a free standing fridge freezer and a stainless steel sink with chrome mixer tap over. There is ceiling light, wall mounted electric heater and uPVC double glazed window.





### **LIVING / DINING ROOM**

19' 2" x 12' 9" (5.84m x 3.89m)

An excellently proportioned open plan space, incorporating both living and dining spaces, with ample room for both furniture sets. There is ceiling light, two wall mounted electric heaters and a uPVC double glazed window with views.





#### **BEDROOM ONE**

11' 9" x 9' 9" (3.57m x 2.98m)

A double bedroom with ceiling light, wall mounted electric heater and uPVC double glazed window.

#### **BEDROOM TWO**

12' 5" x 9' 0" (3.79m x 2.74m)

A further double bedroom with ceiling light, wall mounted electric heater and uPVC double glazed window.

#### **BATHROOM**

7' 0" x 5' 7" (2.13m x 1.71m)

Comprising a three piece white suite in the form of close coupled W.C., basin sat within vanity unit with chrome taps over and bath with chrome taps and mains fed chrome mixer shower over. There is ceiling light, extractor fan, part tiling to walls, wall mounted electric heater and obscure uPVC double glazed window to the side.

#### **PARKING**

There is an allocated parking space for the apartment.



## **ADDITIONAL INFORMATION:**

The EPC rating is C-70 and the Council Tax band is a B. The vendor has informed us 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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## **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 TIMES 7 DAYS A WEEK**

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm





## Simon Blyth Estate Agents

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