

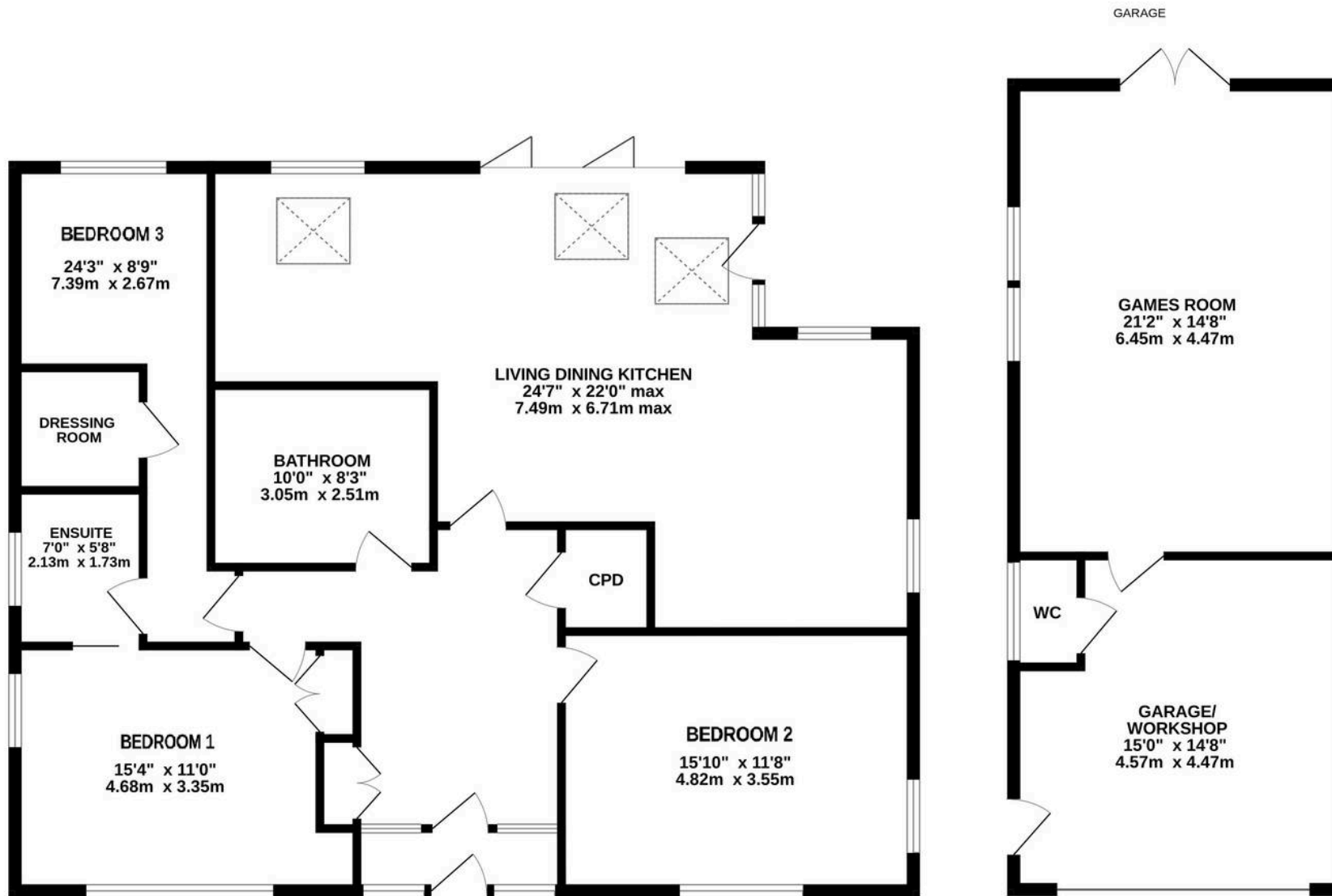
Simon Blyth
ESTATE AGENTS



Mortimer Road, Cubley

Sheffield

Offers in Region of **£475,000**



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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MORTIMER ROAD, CUBLEY

OCCUPYING A FABULOUS POSITION WITH FAR REACHING VIEWS TO THE REAR, WE OFFER TO THE MARKET THIS UNIQUE DETACHED THREE BEDROOM TRUE BUNGALOW, BEAUTIFULLY IMPROVED THROUGHOUT BY THE CURRENT VENDOR AND OFFERING FANTASTIC EXTENDED ACCOMMODATION WITH INTERCHANGEABLE LIVING SPACES AND SIGNIFICANT DETACHED GARAGE/WORKSHOP. WHICH COULD LEND ITSELF TO BEING UTILIZED AS A SELF CONTAINED ANNEX, OFFICE SPACE OR STUDIO, GIVEN NECESSARY PLANNING AND CONSENTS. A PERIOD HOME WITH CONTEMPORARY FIXTURES AND FITTINGS, THE ACCOMMODATION BRIEFLY COMPRISES; Entrance porch, spacious entrance hallway with access to a loft hatch which could be converted to create further living accommodation space or an ideal space for a hobby/family room if so desired with given necessary planning and consents, open plan living/dining kitchen with integrated appliances, granite worktops and breakfast bar, three double bedrooms, including master with Jack and Jill en-suite and walk in dressing room, detached garage/workshop offering space for hobbies, further off-street parking for numerous vehicles with potential for conversion, given necessary planning and consents. The home enjoys this pleasant position bordering open fields and must be viewed to be fully appreciated. The EPC rating is C- 69 and the council tax band is E.







































ADDITIONAL INFORMATION:

The EPC rating is a C-69 and the Council Tax band is a E.

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

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

01226 762400 • penistone@simonblyth.co.uk • www.simonblyth.co.uk/