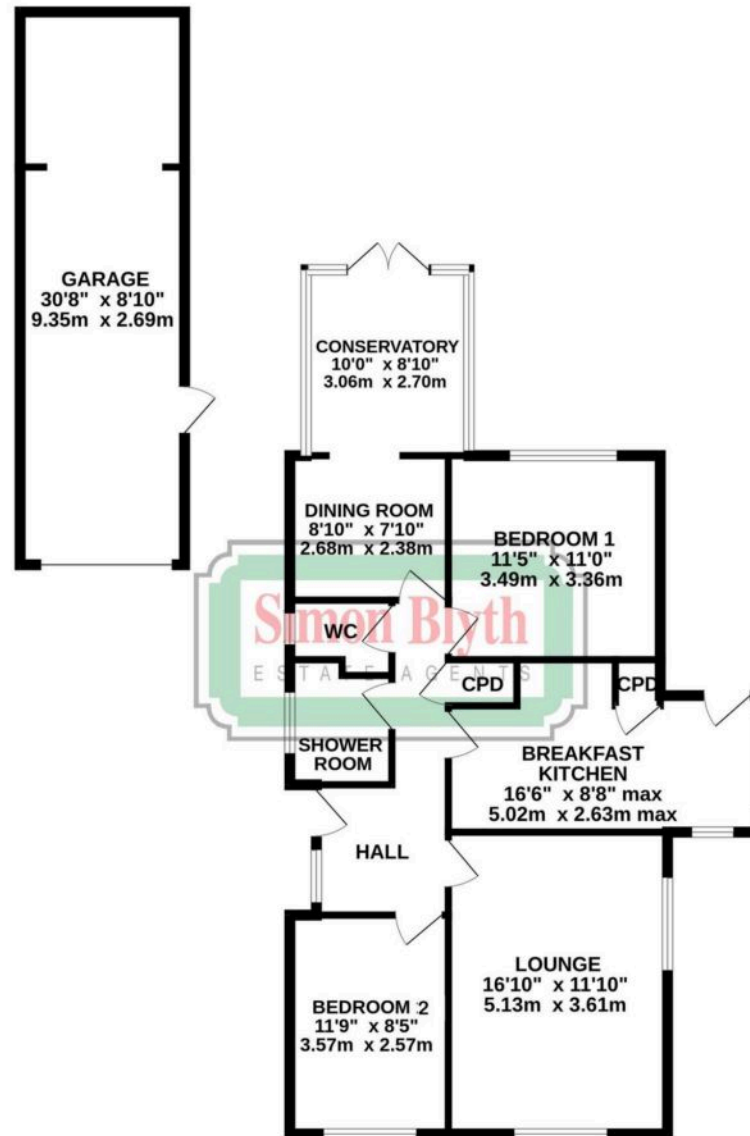




Copperas Close, Millhouse Green

Sheffield

ASKING PRICE **£250,000**



COPPERAS CLOSE

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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Copperas Close, Millhouse Green

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A DETACHED TRUE BUNGALOW OCCUPYING A QUIET CUL-DE-SAC LOCATION AND OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN. AN EXTENDED SINGLE STOREY DWELLING IN THIS HIGHLY REGARDED VILLAGE CLOSE TO PENISTONE'S MANY LOCAL AMENITIES WITHIN EASE OF ACCESS OF LOCAL TRANSPORT LINKS REACHING SHEFFIELD, MANCHESTER AND BEYOND. THE ACCOMMODATION BRIEFLY COMPRISES; Entrance Hallway, Kitchen, Living Room, Two Double Bedrooms, Dining Area/Formal Bedroom Three, Conservatory, WC and Shower Room. Outside there are gardens to front and rear, driveway for numerous vehicles and a detached garage with workshop extension. This property type is in high demand so we advise calling the office to arrange a viewing at your earliest convenience. The EPC rating is TBC and the council tax band is C.

- DETACHED TRUE BUNGALOW
- OFF-STREET PARKING AND GARAGE
- WELL POSITIONED IN A QUIET CUL-DE-SAC





ENTRANCE

Entrance gained via a uPVC and decoratively glazed door with obscure glazed side panel into the entrance hallway

ENTRANCE HALLWAY

The entrance hallway has two ceiling lights, radiator, access to the loft via a hatch. There is also entrance to a cupboard and here we gain access to the following rooms;

KITCHEN

With a range of wall and base units in a wood effect with laminate worktop and tiled splashbacks. There is space for a cooker with extractor fan over, housing for a fridge, plumbing for a washing machine and stainless steel sink with chrome mixer tap over. The room has the benefit of a small side extension which has uPVC double glazing to two sides and a uPVC and double glazed door giving access to the rear garden.

LIVING ROOM

A well proportioned principal reception space, enjoying dual aspect natural light via uPVC double glazed windows. There are two ceiling lights, coving to the ceiling and two central heating radiators.



BEDROOM ONE

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

BEDROOM TWO

A further double bedroom, positioned to the front of the home with ceiling light, central heating radiator and uPVC double glazed window.

DINING AREA

Previously used as the third bedroom, this versatile space has ceiling light, central heating radiator and wood effect laminate flooring and an archway leads through the conservatory.





CONSERVATORY

An addition to the home, offering reception space overlooking the rear garden. There is a pitched roof, uPVC double glazing to the three sides and twin french doors in uPVC giving access out and there is continuation of the wood effect laminate flooring. There is wall light and a central heating radiator allowing all year round usage.

WC

With a close coupled WC and wall mounted basin with chrome taps over, There is ceiling light, central heating radiator, full tiling to walls and obscure uPVC double glazed window to the side.

SHOWER ROOM

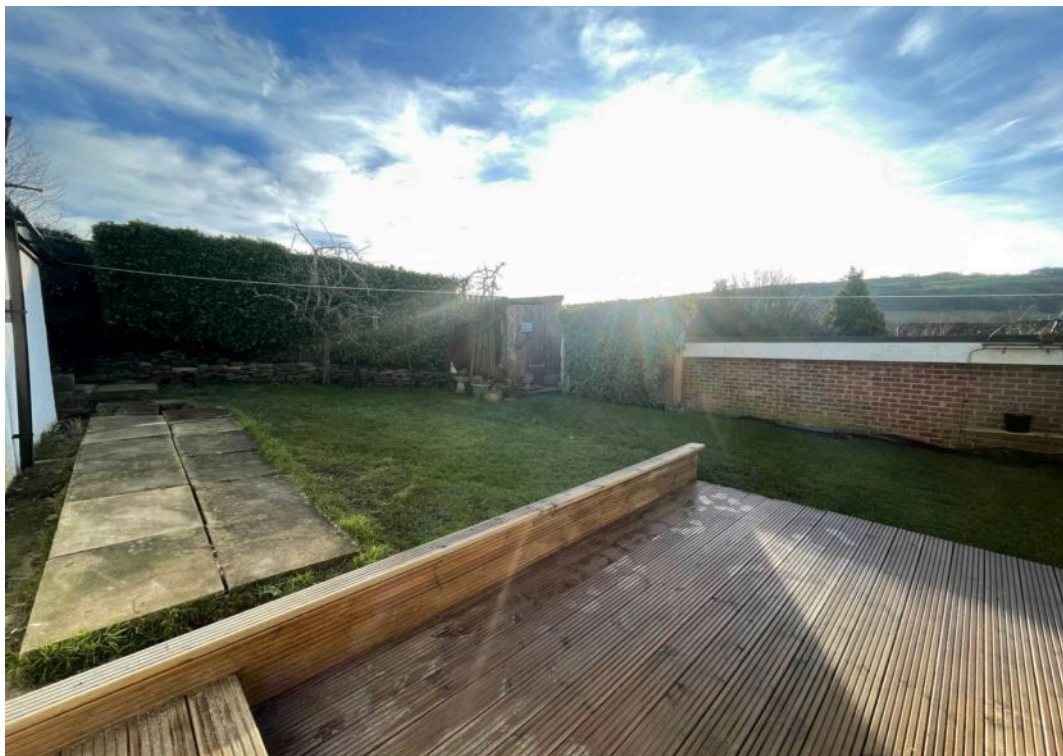
Comprising of a two piece suite in the form of a pedestal basin with chrome taps over and a shower enclosure with mains fed chrome mixer shower within. There is ceiling light, full tiling to walls, central heating radiator and obscure uPVC double glazed window to the side.





OUTSIDE

To the front of the home is a lawned garden space and to one side is a concrete driveway which continues down the side of the property providing off street parking for approximately three vehicles leading to a detached garage which is accessed via remote control operated roller shutter door. The garage has personal access via uPVC and obscure glazed door through to the back garden and has also been extended to the rear, providing an additional workshop space. To the rear of the home is a fully enclosed garden with lawned area, flagged patio area and raised decked space. The garden enjoys particularly pleasant views across the valley.



ADDITIONAL INFORMATION:

The EPC rating is a TBC 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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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

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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.

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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/

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