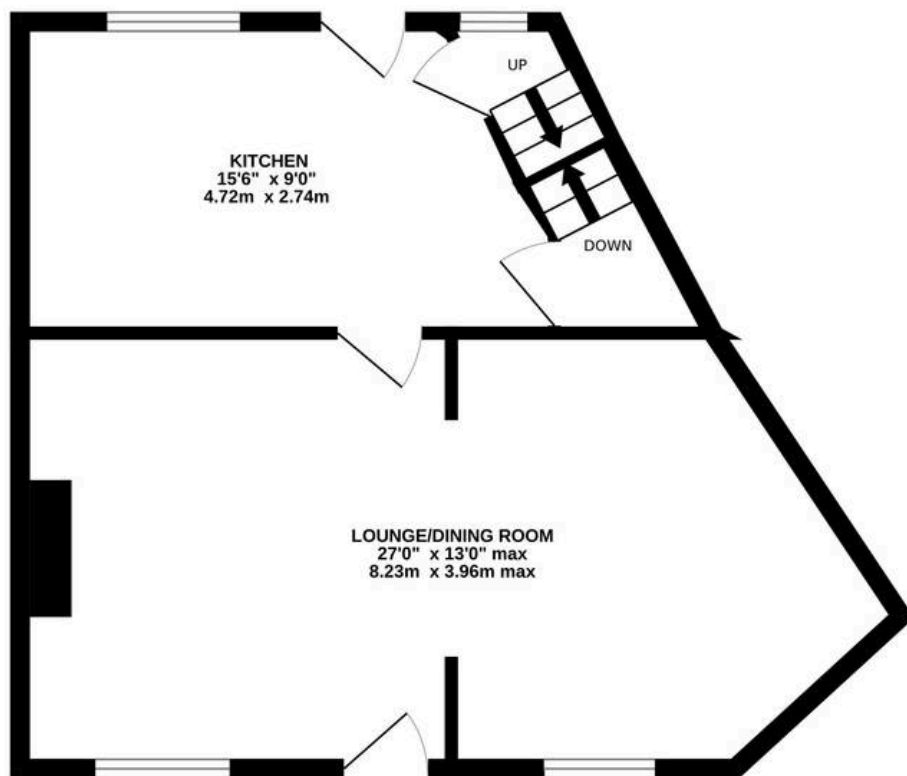




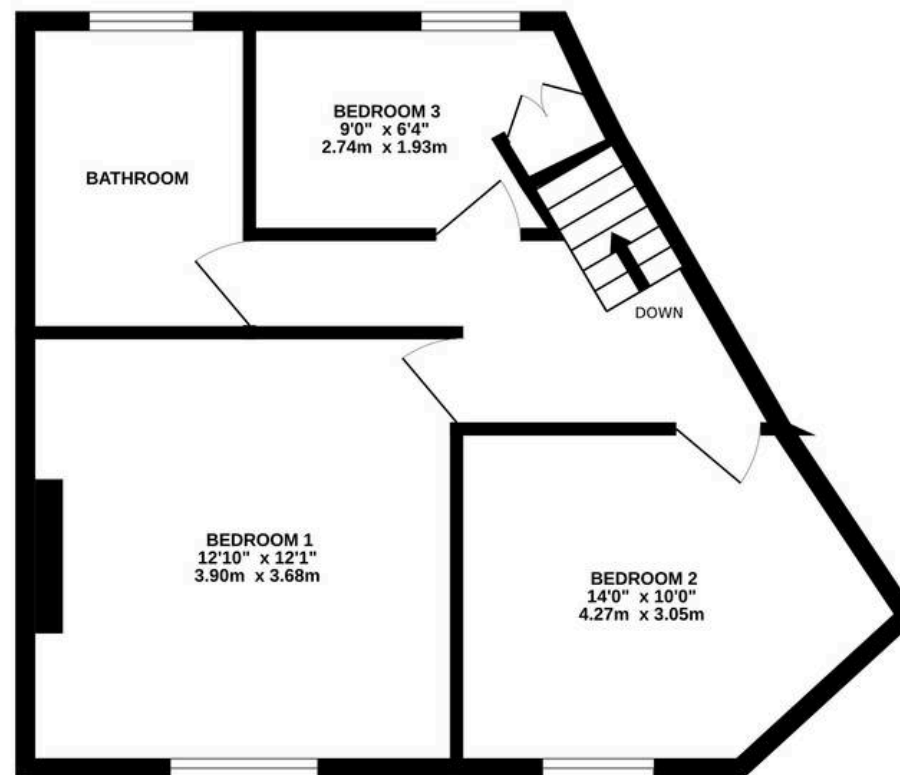
High Street, Penistone
Sheffield

Offers in Region of **£225,000**

GROUND FLOOR

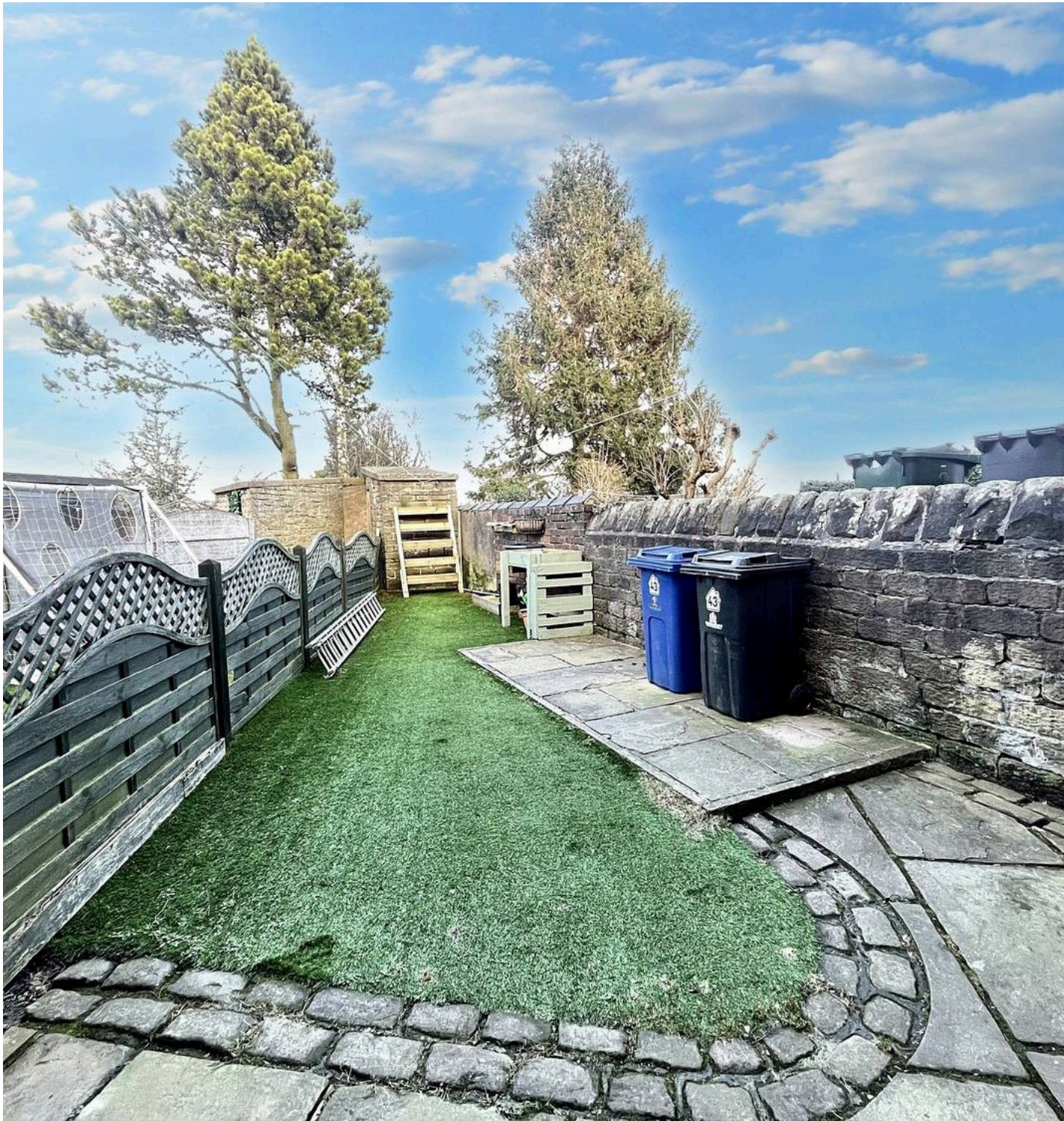


1ST FLOOR



HIGH STREET

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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High Street, Penistone

Sheffield

A BEAUTIFULLY PRESENTED AND SIGNIFICANTLY UPGRADED THREE BEDROOM PERIOD COTTAGE, NESTLED IN THE HEART OF PENISTONE, WITH EASY ACCESS TO LOCAL AMENITIES INCLUDING DOCTORS, SUPERMARKET, RESTAURANTS, CAFES, AND EXCELLENT TRANSPORT LINKS. THE PROPERTY BOASTS A HIGH-SPECIFICATION INTERIOR THROUGHOUT, WITH A RECENTLY FITTED BATHROOM AND KITCHEN, TO NAME JUST A FEW. THE HOME SEAMLESSLY BLENDS MODERN FIXTURES AND FITTINGS WITHIN A PERIOD BUILDING, FEATURING ORNATE COVING, CEILING ROSES, AND PERIOD-STYLE RADIATORS. The accommodation briefly comprises, to the ground floor, a fabulous open-plan living/dining room with the potential to be separated into two rooms, a modern fitted kitchen with integrated appliances, and steps leading to a generous cellar, currently utilised as a utility space. To the first floor, there are three bedrooms and a four piece quality bathroom. Externally, there are low maintenance gardens to the front and rear. A unique property in this highly sought-after location, finished to a high standard throughout. An early viewing is essential to fully appreciate the quality and position on offer. Council Tax band: A and EPC Rating is D-66.



ENTRANCE

Entrance gained via a uPVC door with a glazed panel above, leading into the living/dining room.

LIVING ROOM / DINING ROOM

A fabulous open-plan space that can function as two separate areas, divided by an archway, or as one spacious reception room, as currently configured. There is ample room for sofas, a dining table, and chairs. The room features two ceiling lights, both with ceiling roses, decorative coving, a dado rail, and wood-effect LVT flooring. Additional features include two antique-style radiators, an electric fire with an ornate surround, and two uPVC double-glazed windows to the front. A timber and glazed door leads through to the kitchen.



KITCHEN

A newly fitted modern kitchen featuring a range of ivory wood-effect shaker-style wall and base units, complemented by contrasting laminate worktops and a tiled backsplash. The space benefits from a continuation of the wood-effect LVT flooring and a selection of integrated appliances, including an electric oven, built-in microwave, fridge freezer, and slimline dishwasher. A one-and-a-half bowl ceramic sink with a chrome mixer tap sits beneath a uPVC double-glazed window overlooking the rear. Additional features include inset ceiling lights, coving to the ceiling, under-cupboard lighting, and an antique-style radiator. A uPVC double-glazed stable-style door provides access to the rear garden, while a further door opens to the cellar.

CELLAR

Steps descend to a well-proportioned cellar, offering useful space for storage or additional appliances, making it ideal for use as a utility area.





FIRST FLOOR LANDING

From the kitchen, a door opens to a staircase rising to the first floor, featuring an obscured uPVC double-glazed window to the rear. The first-floor landing includes a spindle balustrade, ceiling light, ornate coving, dado rail, central heating radiator, and access to the loft via a hatch. This area provides access to the following rooms:

BEDROOM ONE

A spacious double bedroom with a ceiling light featuring an ornate ceiling rose, decorative coving, a central heating radiator, and wood-effect LVT flooring. The room also benefits from a uPVC double-glazed window to the front.

BEDROOM TWO

A front-facing double bedroom with a ceiling light, coving to the ceiling, a picture rail, wood-effect LVT flooring, a central heating radiator, and a uPVC double-glazed window.



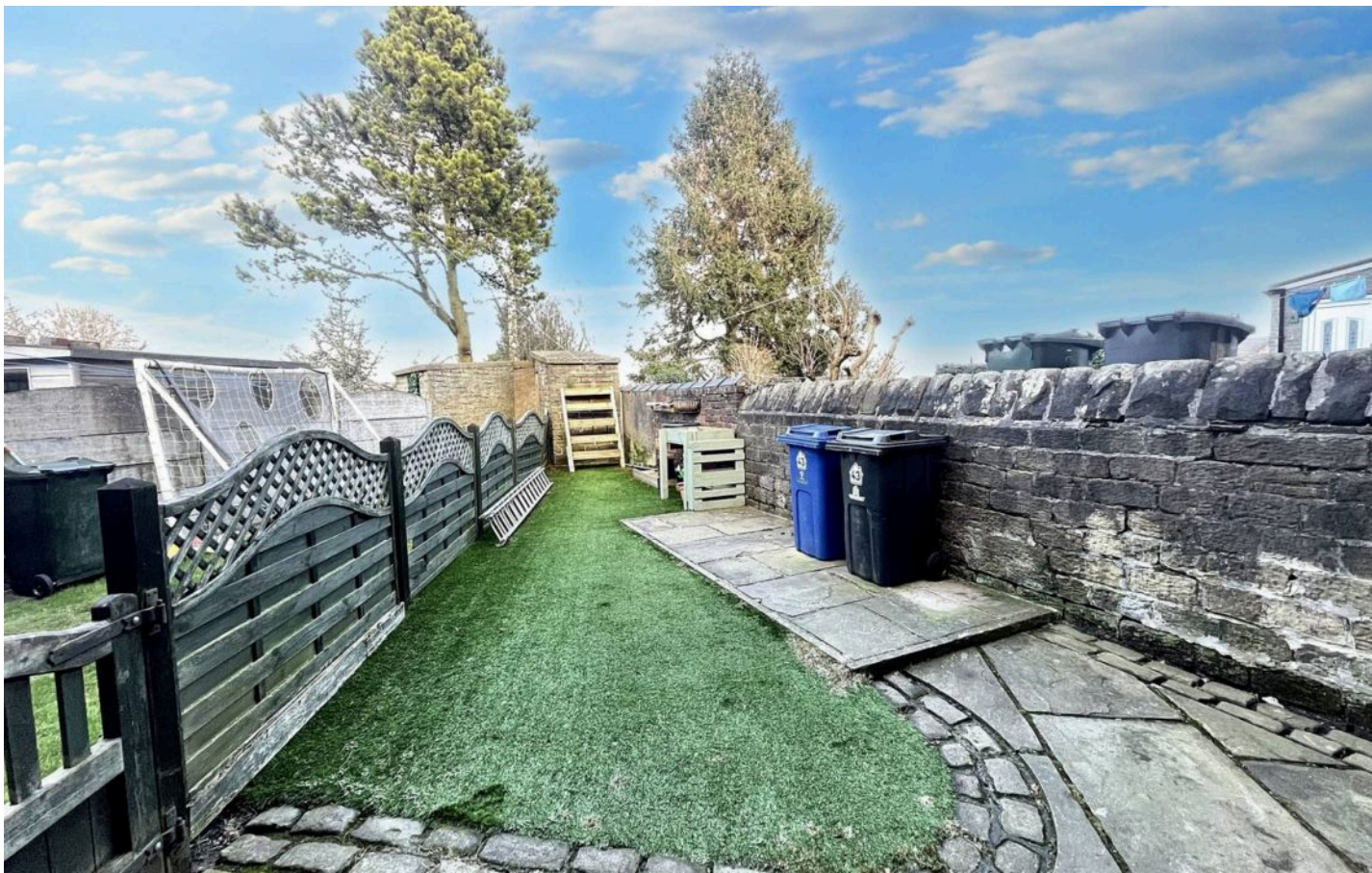
BEDROOM THREE

Featuring a built-in wardrobe above the bulkhead, ceiling light, coving to the ceiling, picture rail, and wood-effect LVT flooring. The room also benefits from a central heating radiator and a uPVC double-glazed window to the rear.

BATHROOM

A luxury family bathroom, recently fitted by the current vendors, offering a four-piece white sanitary ware suite in an antique style. Comprising a low-level WC, pedestal basin with chrome taps over, a free-standing roll-top bath with chrome mixer tap and telephone-style shower attachment, and a separate shower enclosure with a mains-fed chrome mixer shower. Additional features include inset ceiling lights, coving to the ceiling, extractor fan, chrome towel rail/radiator, and an obscured uPVC double-glazed window to the rear.





OUTSIDE

To the front, there is a low-maintenance garden featuring a gravel area, flower beds, and dwarf stone walling. The rear garden is also low maintenance, enclosed with perimeter walling and fencing. Behind the home, a patio seating area leads onto an artificial grass space. A gate provides pedestrian access over neighbouring properties.

ADDITIONAL INFORMATION

The vendor informs us that a new boiler has been recently installed and is still under warranty. The vendor also informs us that a new central heating system has been recently installed.



ADDITIONAL INFORMATION:

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



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