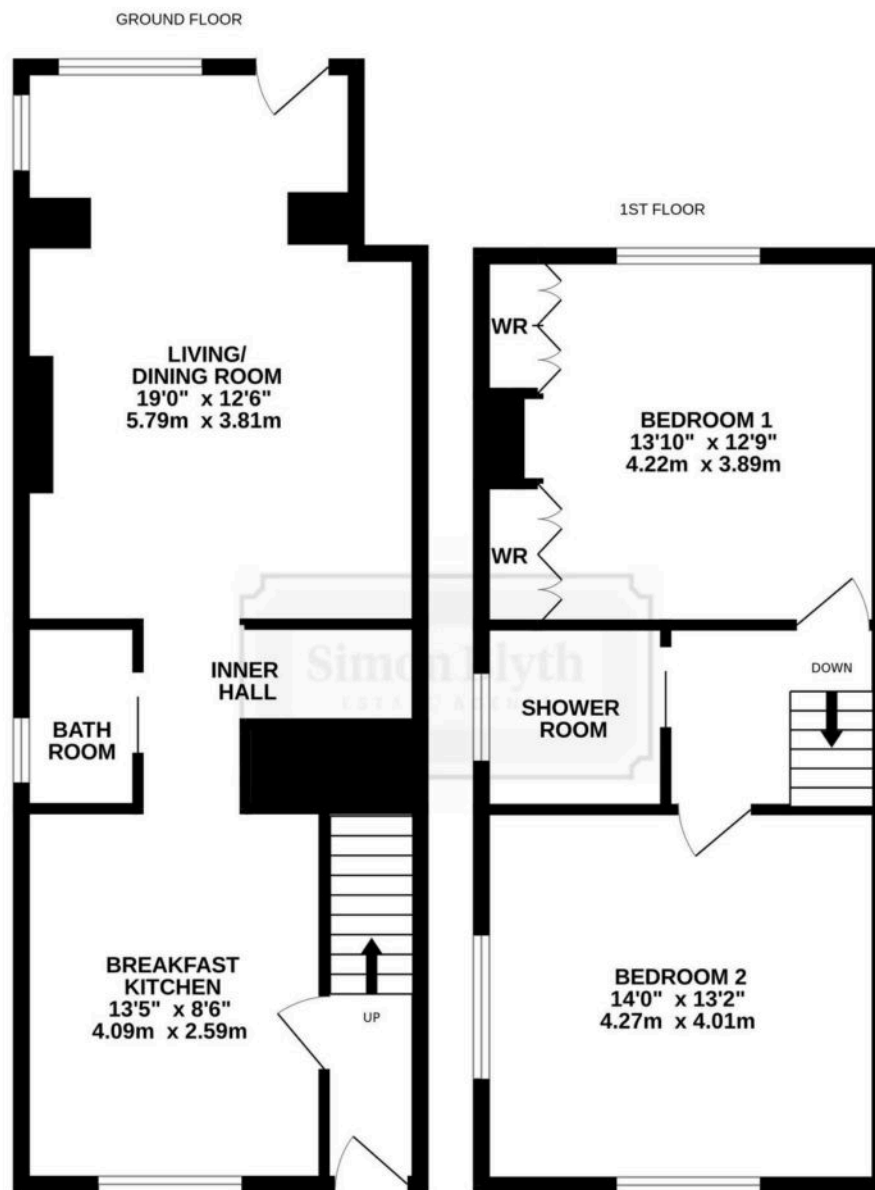




**New Houses, Green Moor**  
Sheffield

Offers in Region of **£250,000**





NEW HOUSES

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## New Houses

### Green Moor, Sheffield

OCCUPYING AN IDYLIC POSITION WITH FAR-REACHING RURAL VIEWS TO THREE SIDES, THIS WELL-PRESENTED AND SIGNIFICANTLY EXTENDED TWO-DOUBLE-BEDROOM PERIOD COTTAGE ENJOYS A PLEASANT TUCKED-AWAY LOCATION BORDERING THE GORGEOUS YORKSHIRE COUNTRYSIDE. SITUATED WITHIN EASY REACH OF LOCAL AMENITIES, INCLUDING PENISTONE CENTRE AND FOX VALLEY RETAIL PARK, WHILST WITHIN EASE OF ACCESS TO MAJOR COMMUTER LINKS REACHING SHEFFIELD, LEEDS, AND FURTHER AFIELD.





## New Houses

### Green Moor, Sheffield

The home offers a wealth of accommodation over two floors in the following configuration. To the ground floor, an entrance hallway leads to a breakfast kitchen with integrated appliances, an open-plan living/dining room incorporating a ground-floor rear extension, and a modern downstairs bathroom. To the first floor, there are two double bedrooms and a shower room. Externally, there is a garden to the rear and a detached stone-built garage. An individual home in a truly fabulous setting—viewing is essential to fully appreciate the space and location on offer in this stunning rural spot.

Council Tax band: B and EPC Rating E-42





## ENTRANCE

Entrance gained via a uPVC obscured glazed door into the entrance hallway, featuring a ceiling light, tiled flooring, a central heating radiator, and a staircase rising to the first floor. A door leads through to the breakfast kitchen.

## BREAKFAST KITCHEN

A modern breakfast kitchen featuring a range of high-gloss grey wall and base units, complemented by contrasting quartz worktops, matching upstands, and a tiled floor. Integrated appliances include a Siemens electric oven, matching microwave, induction hob with extraction fan over, fridge freezer, slimline dishwasher, washing machine, and a composite sink with a mixer tap. The space is illuminated by inset ceiling spotlights and benefits from a plinth heater. A breakfast bar peninsula provides seating space. An archway leads through to the inner hallway.

## DOWNSTAIRS BATHROOM

Comprising a three-piece white suite in the form of a close-coupled WC, a basin sat within a vanity unit with a chrome mixer tap over, and a bath with a chrome mixer tap and shower attachment. Features include inset ceiling lights, part tiling to the walls, a tiled floor, and an obscured uPVC double-glazed window to the side with secondary glazing.



### INNER HALLWAY

A useful storage area, previously utilised as a study space, featuring inset ceiling lights and a tiled floor. A sliding door opens through to the downstairs bathroom.

### LIVING / DINING ROOM

Incorporating a single-storey rear extension, this versatile space is divided into two principal areas. The living area features a multi-fuel stove set within a surround as its main focal point and benefits from inset ceiling lights, coving to the ceiling, and three vertical radiators. An archway leads through to the dining area, which offers ample space for a dining table and chairs or additional lounge furniture. This space features uPVC double glazing to the side and rear, along with a uPVC double-glazed door providing access to the rear garden. Further ceiling lights, wall lights, and two additional radiators complete the room, which enjoys fabulous far-reaching views over the garden and across neighbouring fields.







### FIRST FLOOR LANDING

Featuring a ceiling light, coving to the ceiling, a vertical radiator, and access to the loft via a hatch. Provides access to bedroom one, bedroom two, and the shower Room.

### BEDROOM ONE

A generous double bedroom featuring built-in wardrobes, a ceiling light, a central heating radiator, and a uPVC double-glazed window with a secondary glazing system to the rear, enjoying views.

### BEDROOM TWO

Forming part of the double-storey extension to the front of the home, this light and airy room enjoys fabulous far-reaching views through dual-aspect uPVC double-glazed windows, each with a secondary glazing system. Features include a ceiling light, coving to the ceiling, and a central heating radiator.

### SHOWER ROOM

Comprising a three-piece white suite in the form of a close-coupled WC, a basin set within a vanity unit with a chrome mixer tap over, and a shower enclosure with a Titan electric shower. Features include ceiling lights, coving to the ceiling, an extractor fan, a chrome towel rail/radiator, and an obscured uPVC double-glazed window to the side.





#### **OUTSIDE**

To the rear of the home is a lawned garden with perimeter flower beds containing a variety of plants and shrubs. At the bottom of the garden, a stone-built garage provides off-street parking and storage. Subject to planning, this could be removed to create additional off-street parking spaces











#### ADDITIONAL INFORMATION:

The EPC rating is a E-43 and the Council Tax band is a B.

#### 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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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**





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