



**HOUSE
STYLE**
End terraced
house

**RECEPTION
ROOMS**
2

BEDROOMS
3

EPC RATING
D

DECEPTIVELY SPACIOUS STONE FRONTED END TERRACE – PROVIDING THREE BEDROOMS SET ON ONE FLOOR – ENJOYING A FINE OUTLOOK OVER THE CROSS TO SURROUNDING COUNTRYSIDE – CLOSE TO THE SCHOOL AND CO-OP/PETROL STATION

DESCRIPTION This stone fronted, end of terrace provides accommodation considerably larger than its external appearance may suggest, the ground floor displaying a front facing lounge and particularly spacious dining kitchen to the rear, whilst to the first floor are three bedrooms, a bathroom and with potential also to create an ensuite shower room to the main bedroom. Positioned at the very end of the High Street, enjoying a fine outlook across the road over surrounding countryside and of course being within a short walk of the highly regarded village school, pubs, restaurants and the Co-op store/garage it will, we feel, suit a variety of purchasers.

£164,950

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Property Details



ENTRANCE HALLWAY The entrance hall displays attractive half height panelling to the walls, there is oak effect laminate flooring, a radiator and both a rose and coving to the ceiling.



LOUNGE 12' 8" x 13' 1" (3.86m x 3.99m) This well proportioned reception room is positioned to the front of the property and displays as a focal point an Adam style fireplace with cast iron inset and solid fuel grate. There is a rose and cornice to the ceiling, two wall light points and a radiator.



DINING KITCHEN 16' 2" x 13' 2" (4.93m x 4.01m) A very generous open plan dining kitchen providing a range of base and eye level units comprising of a Belfast sink with monobloc tap over, there is a generous expanse of oak worktop surfaces having ceramic tiling to the surround, oak effect laminate flooring and a rose and coving to the ceiling. In addition, there are plumbing facilities for an automatic washing machine, a single panel radiator, a useful understairs store and the sale will include the integrated Smeg oven and four-ring gas hob.

REAR ENTRANCE PORCH Which offers shelter from the elements when arriving at the property.



BEDROOM ONE 16' 4" x 13' 2" (Reducing to 8'10") (4.98m x 4.01m) A very well proportioned principal bedroom having a front-facing window which provides a fine outlook. The room is heated by way of a double panel radiator and, in our opinion, provides the potential for the creation of an ensuite shower room to the far end of the room.



BEDROOM TWO 10' 4" x 9' 0" (3.15m x 2.74m) With rear facing window, single panel radiator and panelling to one wall. There is also a concealed gas fired central heating boiler.



BEDROOM THREE 10' 3" x 6' 9" (3.12m x 2.06m) Again, having a rear facing window and radiator.



BATHROOM An L-shaped bathroom which displays majority tiling to the walls, the remainder of the walls being timber panelled and providing a four-piece suite in cream comprising of a panel bath, tiled shower cubicle with thermostatic shower, vanity wash hand basin and low flush WC. There is also a radiator and loft access facility.



OUTSIDE To the front is a raised garden. An access way to the side elevation leads to the rear of the property where there is a paved sitting area and two useful brick built stores.

SERVICES All mains are laid to the property.

HEATING A gas fired heating system is installed.

DOUBLE GLAZING The property benefits from uPVC sealed unit double glazing.

TENURE Freehold.





DIRECTIONS From our Penistone office, leave Penistone by turning right at the traffic lights at Bridge End and proceed up Barnsley Road, over Hoylandswaine roundabout, down the hill into Silkstone. Opposite the petrol station turn left onto High Street and then turn immediately left into the parking area at the very end of High Street.



For More information please contact our office on 01226 767766, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at penistone@butcherez.co.uk

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