



Ivy Bank Close, Penistone Sheffield S36 7GT

welcome to

Ivy Bank Close, Penistone Sheffield

THIS MODERN MID TOWN HOUSE IS BEAUTIFULLY PRESENTED THROUGHOUT AND SITUATED AT THE END OF A CUL DE SAC ON A POPULAR RESIDENTIAL DEVELOPMENT IN THE VILLAGE OF INGBIRCHWORTH AND BOASTS THREE BEDROOM ACCOMMODATION WITH GARDENS AND PARKING

Summary

Positioned in the corner of a cul-de-sac location, this three bedroom modern mid town house offers spacious, well laid out accommodation over three floors and is presented to a high standard throughout. Benefitting externally from off street parking for two vehicles and enclosed low maintenance gardens to the rear. The spacious accommodation briefly comprises, entrance hallway, downstairs WC/cloakroom, modern fitted kitchen and a lounge/diner to the ground floor and to the first floor is a landing, two good sized bedrooms and a house bathroom. On the upper floor is the principle bedroom with en-suite facilities. The property would make an ideal home for young professionals, families or those looking to downsize and is ideally placed with ease of access to major commuting routes.

Accommodation Entrance Hall

There is a laminate floor covering and central heating radiator.

Cloaks/W.C

Fitted with a white suite comprising of low flush w/c and pedestal hand washbasin with tiled surrounds, radiator and double glazed obscure window.

Lounge/Diner

15' 6" x 11' 2" (4.72m x 3.40m)
A sizeable room with ample space for free standing furniture. There is a laminate floor covering, useful understairs storage, two central heating radiators, double glazed window to rear aspect and French style doors leading to the garden.

Kitchen

8' 7" x 8' 6" (2.62m x 2.59m)

Fitted with a stylish range of wall and base units with complementary worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. Integrated appliances include the gas hob, electric oven and integrated fridge freezer whilst the room has plumbing for a washing machine and dishwasher. There are tiled surrounds and a double glazed window to front aspect and the kitchen houses the central heating boiler.

First Floor Bedroom Two

11' 1" x 8' 7" (3.38m x 2.62m)

This double room has a central heating radiator, and is double glazed to rear aspect.

Bedroom Three

10' 8" x 8' 8" (3.25m x 2.64m)

Another room that could accommodate a double bed having central heating radiator, decorative dado rail and double glazed window to front aspect.

House Bathroom

Modern white suite comprising of low flush w/c, pedestal hand washbasin and paneled bath with shower attachment. There are complementary tiled surrounds and floor covering whilst the room also has a chrome effect heated rail ladder and double glazed obscure window.

Upper Floor Bedroom One

15' 8" max x 14' 4" max (4.78m max x 4.37m max)

The principle bedroom is of generous proportions with fitted wardrobes, a central heating radiator and double glazed window to front aspect.

En Suite

A fabulous inclusion in the property having a white





low flush w/c and hand washbasin, shower cubicle, complementary tiled surrounds and floor covering, chrome effect heated rail ladder and velux roof window.

External

To the front of the property is allocated off street parking for two vehicles. The enclosed rear gardens are low maintenance with artificial turf, decking and patio area. There is a useful garden shed and also a water supply.



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Ivy Bank Close, Penistone Sheffield

- **OPEN HOUSE EVENT 17/5/2025 10:00 TO 11:00 **
- **Call NOW - To Book Your Open House Appointment***
- Principle Bedroom Has En Suite
- Attractive Rear Garden
- Cul De Sac Position

Tenure: Freehold EPC Rating: C

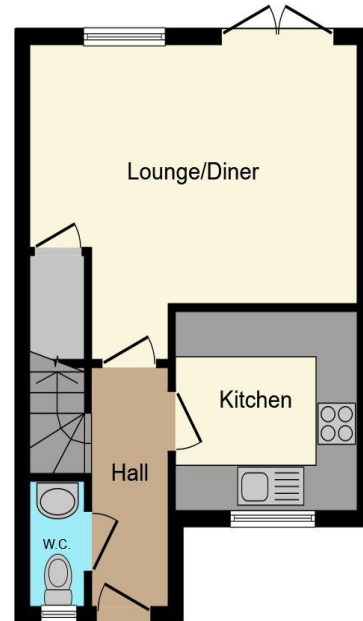
Council Tax Band: C

offers over

£230,000

directions to this property:

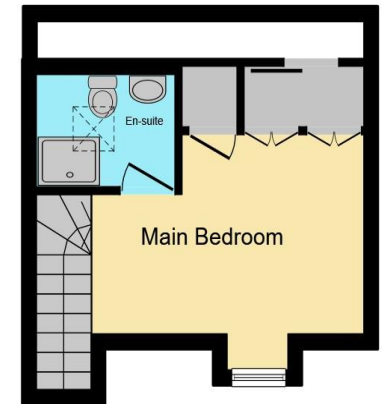
Leave Holmfirth via Station Road and continue in to New Mill. At the New Mill crossroads turn left on to Huddersfield Road and continue along the A635. At the Sovereign Inn public house turn right and follow the road for approximately four miles. Turn right on to Wellthorne Lane and then right on to Ivy Bank Close. Follow the road around to the left, where the property is located on the left hand side.



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HMF108294 - 0008

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