

OFFERS IN THE REGION OF

£625,000

Copperas House, Lee Lane

Millhouse Green, S36 9NN

## PROPERTY SUMMARY

It's all about the Plot, Position and Potential. Rarely do opportunities become available to purchase a property with so much outdoor space enjoying panoramic 360 degree views. The 1.2 acre plot is located on the outskirts of this popular village, the rural location is both remote and convenient as only a short drive to Penistone centre and easy access to the A628 Woodhead pass and approx. 15 mins to the M1 motorway.

The detached accommodation currently with three bedrooms has huge scope for extensions and improvements subject to necessary consents. Having recently had an air source heat pump fitted to provide efficient and economical central heating. The extensive plot size of approximately 1.2 acres offers many options and versatility.

The accommodation that has previously been extended briefly comprises; Large family room, Utility Room with Separate W.C., Dining Kitchen, Conservatory and then a spacious Lounge. To the first floor there are three bedrooms all with built in storage and a house bathroom.

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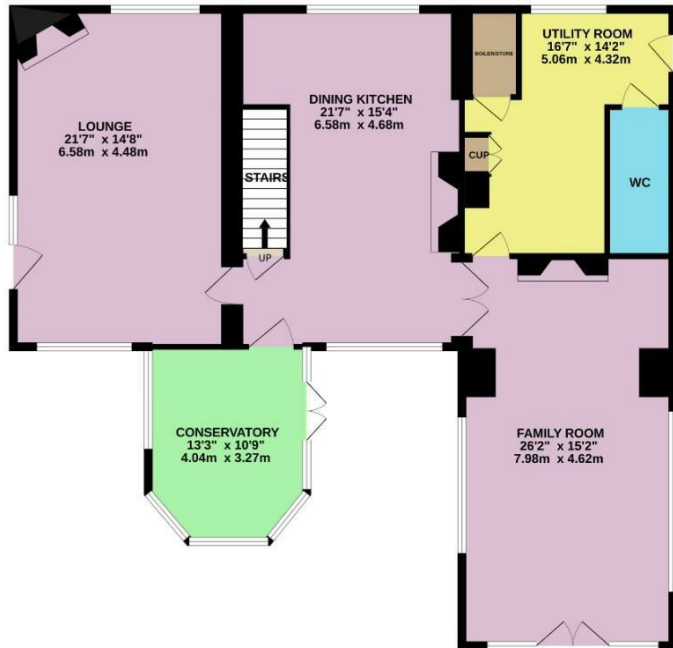




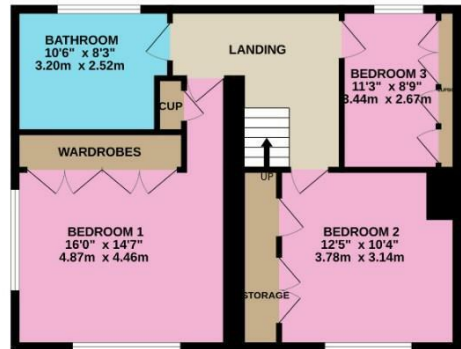




GROUND FLOOR  
1374 sq.ft. (127.6 sq.m.) approx.



1ST FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 2051 sq.ft. (190.5 sq.m.) approx.

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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**LOCAL AUTHORITY**

BMBC

**TENURE**

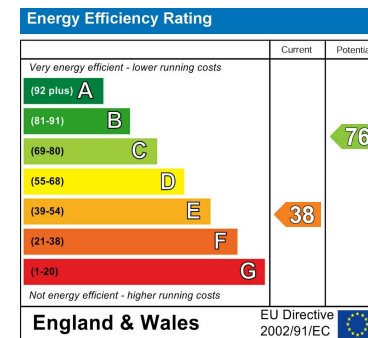
House - Detached

**COUNCIL TAX BAND**

F

**VIEWINGS**

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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