

OFFERS IN THE REGION OF

£595,000

Copperas House, Lee Lane

Millhouse Green, S36 9NN

PROPERTY SUMMARY

Its 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.

3



1



3

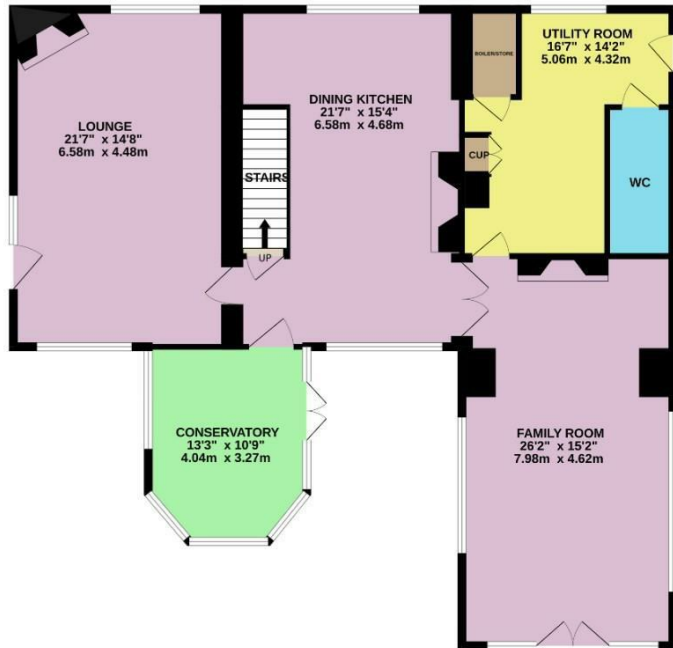




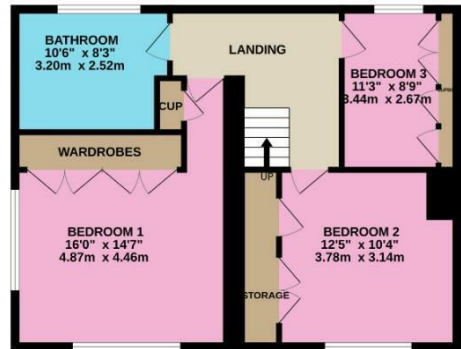




GROUND FLOOR
1374 sq.ft. (127.6 sq.m.) approx.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			76
(69-80) C			
(55-68) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

OFFICE ADDRESS

12 St Marys Street
Penistone
Sheffield
South Yorkshire
S36 6DT

OFFICE DETAILS

01226 766755
info@pennineproperty.co.uk