

OFFERS IN THE REGION OF

£225,000

Ashfield Close

Penistone, S36 6EY

## PROPERTY SUMMARY

This superb home ticks so many boxes, Lovely interior, Three Bedrooms, Three Bathrooms, Utility Room, Garage and Parking. All for an affordable price. Also offered for sale with No vendor chain. The location is both convenient for Penistone town centre and a short walk to the picturesque Pennine trail.

We feel this property is a no brainer, appealing to so many types of buyers, the accommodation flows and works so well for a variety of age groups and the price range is good value for a property offering so much in Penistone. Nicely presented throughout with the following accommodation over three levels; Entrance hall, Shower Room, Utility Room with rear garden access, Bedroom Three. A first floor Lounge and Dining Kitchen and then rising to the second floor with two double bedrooms both of which are en-suite.

The rear garden is a good size, fully enclosed with patio area and the front enjoys off road parking leading to the single garage.

Take a look at our virtual tour to get a feel for yourself.

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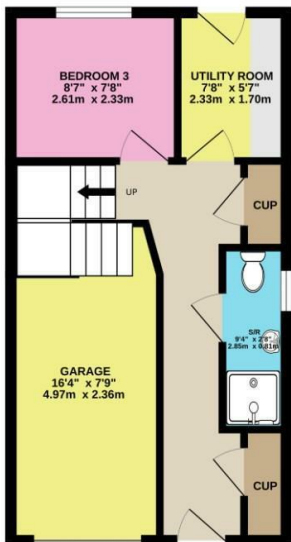




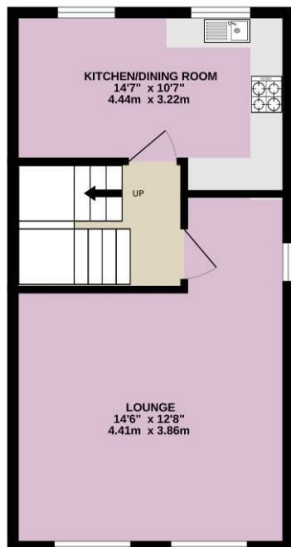




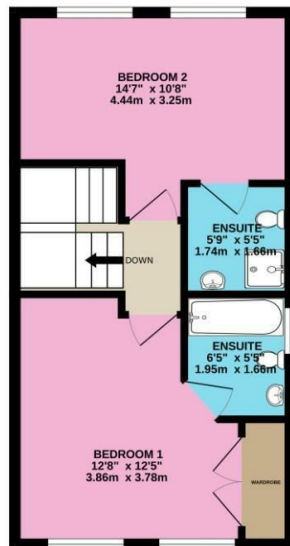
GROUND FLOOR  
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



2ND FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 1160 sq.ft. (107.8 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**

Freehold

**COUNCIL TAX BAND**

C

**VIEWINGS**

By prior appointment only

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (82 plus) <b>A</b>                          |  |                         | <b>90</b> |
| (81-81) <b>B</b>                            |  | <b>77</b>               |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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**

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**OFFICE DETAILS**

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