



The Pennine Property Group

OFFERS IN THE REGION OF

£165,000

Sheffield Road

Penistone, S36 6HJ



The Pennine Property Group

## PROPERTY SUMMARY

An excellent family home superbly placed to access Springvale school, Penistone centre and the Pennine Trail. Offering stylishly presented three bedroomed accommodation all being deceptively spacious and enjoying a lovely homely feel throughout. We feel this is a lot of property for the price, a superb first home or investment.

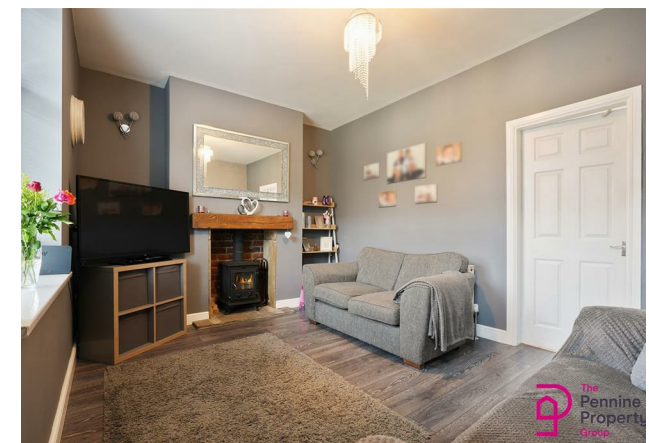
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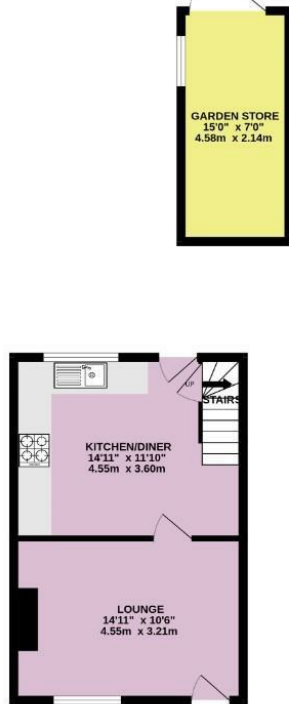




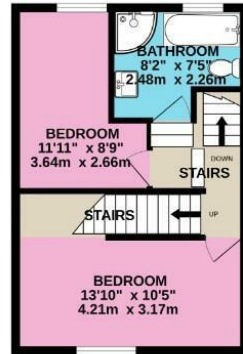




GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



2ND FLOOR  
253 sq.ft. (23.5 sq.m.) approx.



SHEFFIELD ROAD

TOTAL FLOOR AREA: 1020 sq.ft. (94.8 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**  
A

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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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