



The  
Pennine  
Property  
Group



OFFERS IN THE REGION OF

£625,000

Penn Haven, Halifax Road

Penistone, S36 7EY

## PROPERTY SUMMARY

This detached stone bungalow offers a tranquil retreat with stunning views, situated on just under a 1/2 acre plot, providing a generous amount of outdoor space, perfect for gardening enthusiasts or those seeking a peaceful oasis. The large three bedroomed accommodation presents an exciting opportunity for further extension, allowing you to tailor the space to your liking. Conveniently located just a short drive away from Penistone centre and the M1 motorway, this property strikes the perfect balance between tranquility and accessibility.

3



2



1



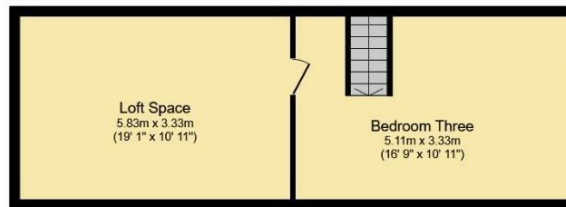








**Ground Floor**  
Floor area 127.8 m<sup>2</sup> (1,376 sq.ft.)



**First Floor**  
Floor area 46.8 m<sup>2</sup> (504 sq.ft.)

**TOTAL: 174.7 m<sup>2</sup> (1,880 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

**LOCAL AUTHORITY**

BMBC

**TENURE**

Freehold

**COUNCIL TAX BAND**

E

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		43	63
(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**

12 St Marys Street  
Penistone  
Sheffield  
South Yorkshire  
S36 6DT

**OFFICE DETAILS**

01226 766755  
info@pennineproperty.co.uk