



The
Penline
Property
Group

OFFERS IN THE REGION OF

£265,000

Wellhouse Lane

Penistone, S36 8ER



PROPERTY SUMMARY

A charming four-bedroom semi-detached house with two reception rooms occupying a good size plot with pleasant rear outlook over nearby fields, driveway and garage. Situated near Penistone centre, you'll have easy access to local amenities, schools, and beautiful countryside walks.

The spacious accommodation of this lovely family home is located a short walk into Penistone centre and within an easy distance to the Train station and approximately ten mins to the M1 motorway. This has been in the same ownership for over 60 years and it has been a very well loved family home which you can feel throughout when you view.

The overall plot is larger than most with a driveway to the front, front lawned garden, over sized single garage with utility area and a rear access door to the fully enclosed private garden enjoying countryside views.

4



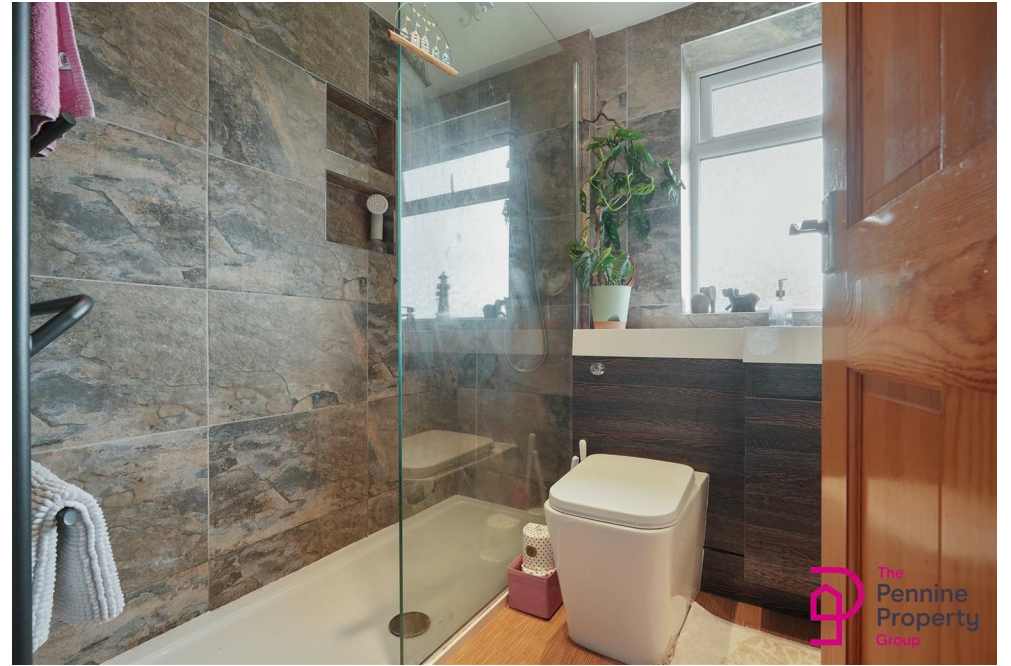
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2

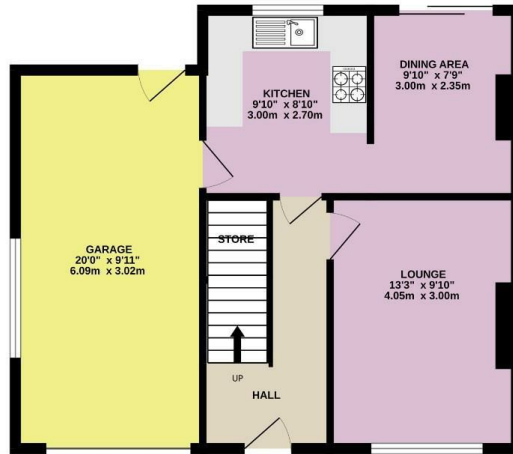




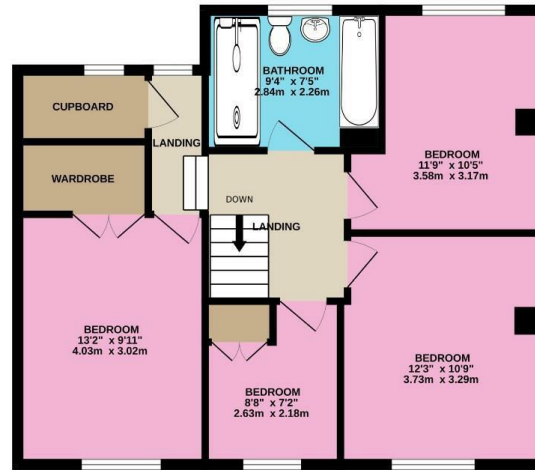




GROUND FLOOR



1ST FLOOR



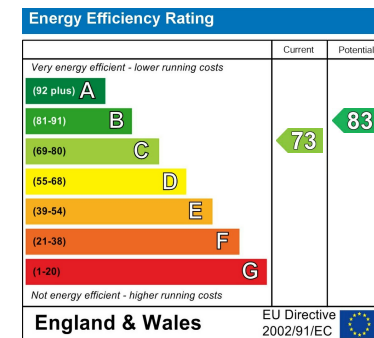
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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