



OFFERS IN THE REGION OF

£249,950

Mossley Place

Penistone, S36 6FH



PROPERTY SUMMARY

A superb family home offered for sale with No vendor chain. Having well presented accommodation over 3 levels and enjoying a quiet tucked away position within this very popular and highly sought after development.

The spacious accommodation enjoys an abundance of natural light, it is both spacious and well presented and briefly comprises; Front entrance hall, Cloakroom/W.C., Dining Kitchen with double opening doors to the garden, understairs storage, first floor Lounge, bedroom 2 is a double room with rear aspect and jack and jill style house bathroom, to the upper floor is a master bedroom with en-suite shower room, pleasant landing which is large enough for a study area and then a third bedroom. Externally, the property occupies an excellent position with only one passing neighbour, driveway to the front, single garage and enclosed rear garden.

3



2



1









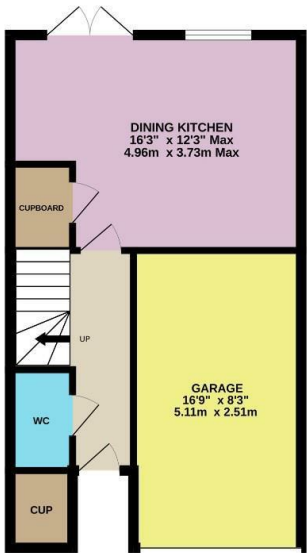
LOCAL AUTHORITY
BMBC

TENURE
Freehold

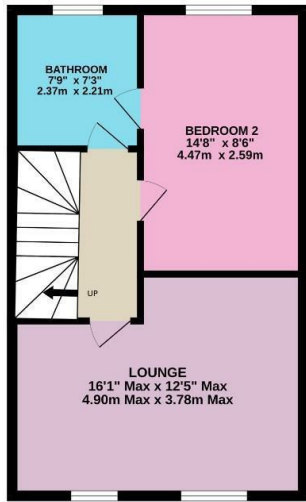
COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

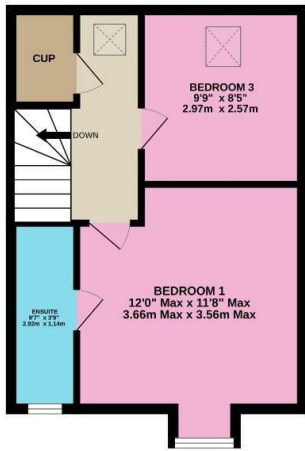
GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



2ND FLOOR
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 1264 sq.ft. (117.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			87
(81-81) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(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

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