

OFFERS IN THE REGION OF

£375,000

The Mistal, 15 Waters Edge

Langsett, S36 4GY

## PROPERTY SUMMARY

Nestled in the picturesque setting of Langsett, near Penistone, The Mistal is a charming cottage that offers a delightful blend of comfort and countryside living. This inviting property features three bedrooomed cosy accommodation, garden, garage & parking all within an excellent rural retreat with superb commuting options.

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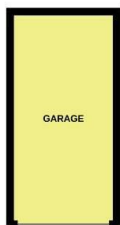




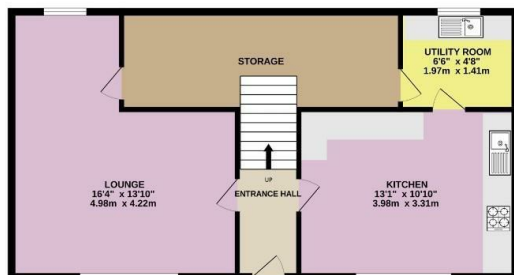




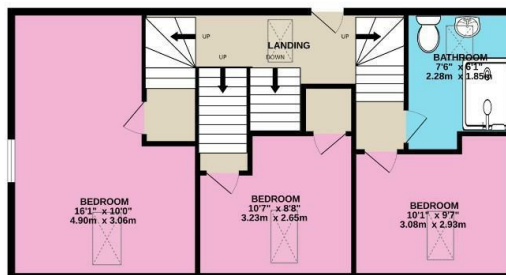
Garage  
125 sq. ft. (11.5 sq.m.) approx.



Ground Floor  
207 sq. ft. (19.2 sq.m.) approx.



1st Floor  
150 sq. ft. (13.9 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.4 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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## LOCAL AUTHORITY

BMBC

## TENURE

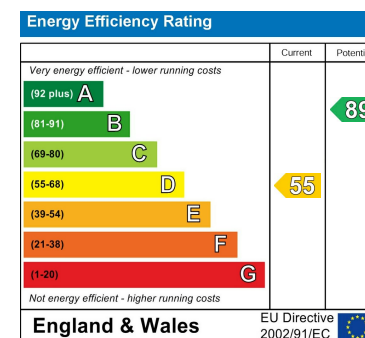
Freehold

## COUNCIL TAX BAND

E

## 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

### OFFICE ADDRESS

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### OFFICE DETAILS

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