



The
Pennine
Property
Group

OFFERS IN THE REGION OF

£265,000

Downing Square

Penistone, S36 6AY

PROPERTY SUMMARY

Nestled in this charming location of Downing Square, a delightful cottage presenting a wonderful opportunity for those seeking a characterful home in a picturesque setting.

The three bedroomed accommodation with two reception rooms has been partially renovated with all the major renovations already complete and to a high standard, it awaits a new owner to complete the project and truly maximise its potential. This is an excellent opportunity for those with a vision to transform this charming cottage into their dream home.

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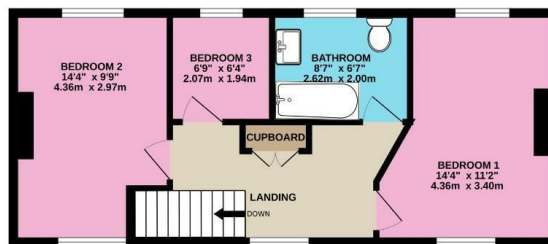




GROUND FLOOR
475 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	73	
(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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OFFICE DETAILS

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