

## PROPERTY SUMMARY

Kirkhill Bank is such a desirable location, not only does it have large four bedroomed accommodation with three bathrooms but it has the views. The extended accommodation is superb throughout and then when you venture into the south facing garden it is just stunning and private.





















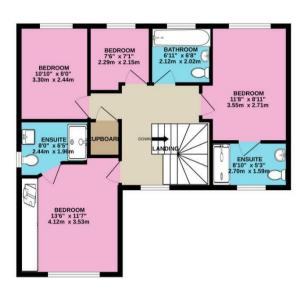




**GROUND FLOOR** 883 sq.ft. (82.1 sq.m.) approx.

1ST FLOOR 686 sq.ft. (63.7 sq.m.) approx.





TOTAL FLOOR AREA: 1570 sq.ft. (145.8 sq.m.) approx.

Whilst every attempt has been made to errane the account of the decipient contained feer, measurements of decis, withdown, from and any other literature proprocedule and engine contained feer, measurements of decis, withdown, from and surp other literature proprocedule and engine contained and contained feer of proprocedules of the 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

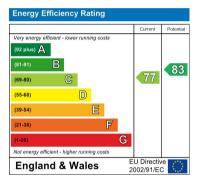
### **TENURE**

Freehold

# **COUNCIL TAX BAND**

### 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

12 St Marys Street Penistone Sheffield South Yorkshire S36 6DT

01226 766755 info@pennineproperty.co.uk