



The
Pennine
Property
Group

OFFERS IN THE REGION OF

£245,000

Cubley Rise Road

Penistone, S36 9AX

PROPERTY SUMMARY

What an excellent opportunity for families to purchase this well loved semi-detached home occupying a good size plot with plenty of parking, garage and attractive gardens. Offered with no vendor chain, three bedrooms and ready for immediate viewings.

The generous plot is quietly situated in a cul-de-sac position on the outskirts of Penistone centre within easy distance of excellent schools and the lovely amenities of this charming market town, having been owned by the same vendor for over four decades, this home has been cherished and well-cared for.

The area is highly sought after, known for its excellent schools and proximity to the Pennine Trail, making it an ideal choice for those who appreciate outdoor pursuits.

In summary, this semi-detached house on Cubley Rise Road is not just a property; it is a place where memories can be made. With its prime location, spacious living areas, and the charm of a long-term family home, it is a must-see for anyone looking to settle in a vibrant community.

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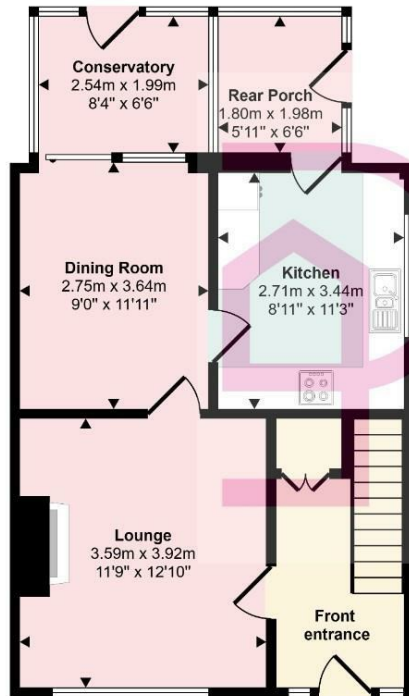




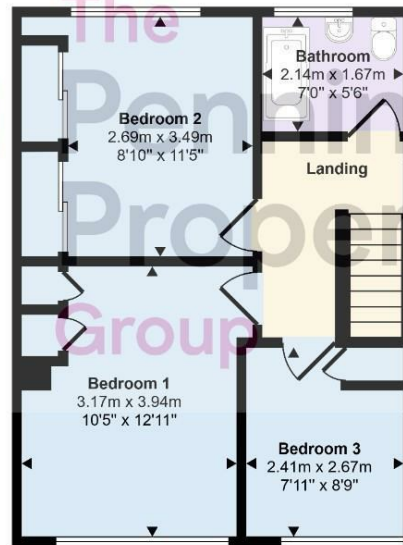




Approx Gross Internal Area
116 sq m / 1251 sq ft



Ground Floor
Approx 52 sq m / 562 sq ft



First Floor
Approx 43 sq m / 461 sq ft



Garage
Approx 21 sq m / 229 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY
BMBC

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	77
	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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