

A rare opportunity combining comfortable living with excellent income potential. The main residence features two spacious double bedrooms, along with a converted former garage that now provides additional flexible accommodation. Beyond the main house, the garden reveals something truly special, a detached one-bedroom bungalow currently used as an Airbnb and capable of generating a conservative £1,000 per month and offering countless possibilities for alternative uses.















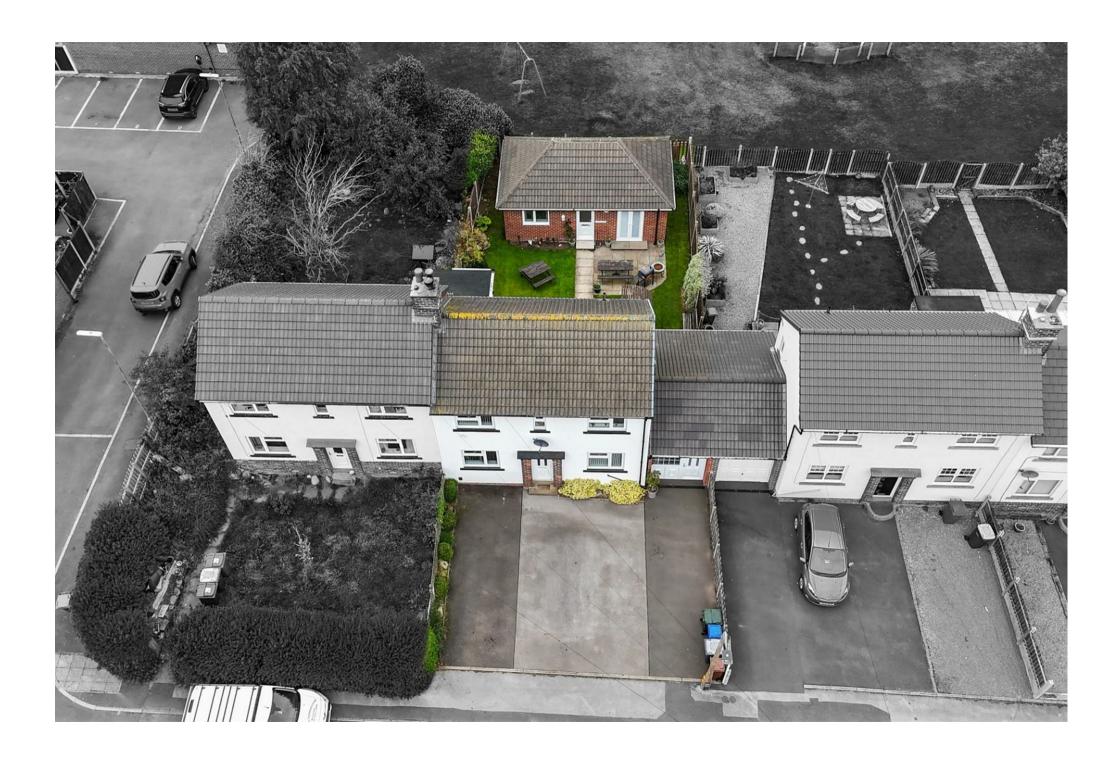












Approx Gross Internal Area 112 sq m / 1209 sq ft

# Utility / Study / Gym 2.49m x 1.89m 2.51m x 5.46m 8'3" x 17"11" Bedroom 2 2.92m x 4.46m 9'7" x 14"1" Bedroom 1 3.46m x 2.99m 114" x 99" First Floor Approx 48 sq m / 512 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, loons 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

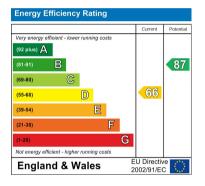
Freehold

# **COUNCIL TAX BAND**

Α

## 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 ADDRES

12 St Marys Street Penistone Sheffield South Yorkshire S36 6DT

### OFFICE DETAILS

Annex - Bedroom 2.86m x 4.30m 9'5" x 14'1"

Approx 31 sq m / 332 sq ft

Annex

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Annex - Lounge 2.87m x 4.34m 9'5" x 14'3"