





This property has been our vendors home for over 30 years and it is quite obvious when visiting it is a truly lovely family home and one that has been meticulously maintained and cared for. Located in a position that many will not know exists having a single garage and off road parking located nearby around the corner this creates a very private frontage to the property with only a pedestrian right of way available.

The accommodation is tastefully decorated with gas central heating and uPVC double glazing, in brief it comprises; Front entrance porch, Inner hall with staircase, Lounge located to the front with a pleasant bay window and seating, double opening doors lead to the dining area and to the conservatory, the kitchen is well equipped and attractively presented with a range of fitted units incorporating integrated dishwasher, oven and hob and fridge/freezer.

The first floor has a master double bedroom to the front with fitted wardrobes and enjoying a pleasant aspect, the rear second double bedroom overlooks the garden and the third bedroom is a single room to the front with a built-in storage cupboard over the stairs, the landing also has built in storage. The house shower room has a modern white suite comprising of a fully tiled shower enclosure and vanity unit with fitted wash hand basin and w.c.



Outside, the property has a more unconventional frontage which we believe makes it more private and unique, general access to the front is from a pedestrian pathway, a side path to the property is gated providing a secure and fully enclosed rear garden area, superbly maintained the lawned garden has well stocked borders and a paved patio, a path to the rear of the garden leads to a rear access door to the single garage. The garage has a metal action up and over door for vehicular access and off road parking to the front.

Please note these are draft details and have not yet been verified by our vendor client.

GENERAL INFORMATION

TENURE: Freehold

FIXTURES & FITTINGS

Only items specifically mentioned in these particulars are included in the sale.

LOCATION

The post code for Sat Nav purposes is S36 6GW and a street map is provided attached to this advertisement.

SERVICES Mains Gas, Electric & Water.

IMPORTANT NOTES

These details were prepared from an inspection of the property and information provided by the vendor on 4th October 2017.

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991 - When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Pennine Lettings & Sales Ltd or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers



to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Pennine Lettings & Sales Ltd accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.







MORTGAGE PROCEDURE

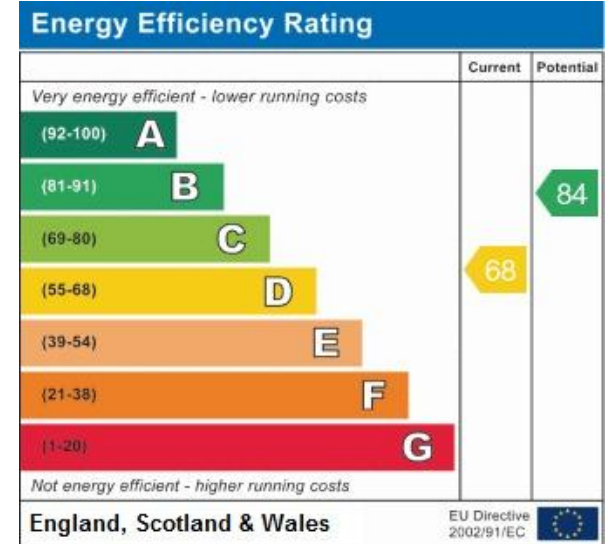
If you wish to make an offer on this property before contacting a Financial Advisor or Solicitor you should make your offer to our office to avoid any delay and the possibility of a sale being agreed to other interested parties. Under the Estate Agents act 1991 you will be required to give us your financial details to enable us to qualify your ability to purchase before we can recommend your offer to our sellers. Offers may be made by visiting our Penistone Office or by telephone on 01226 766755.

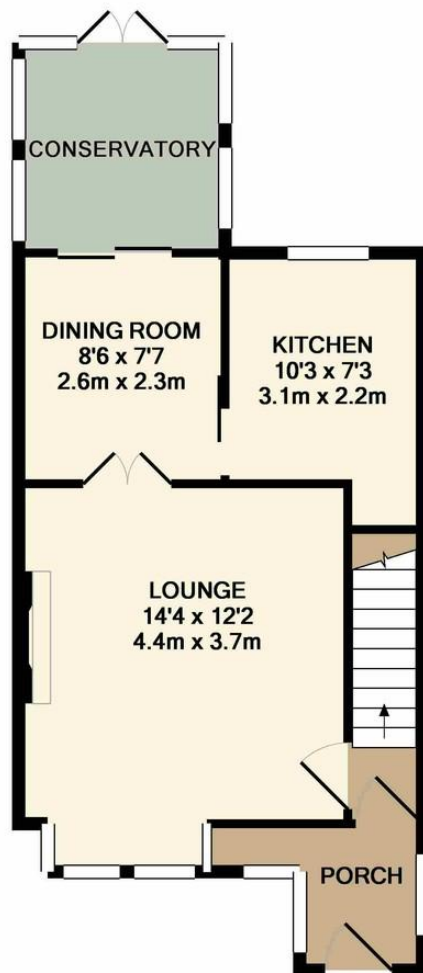
MONEY LAUNDERING REGULATIONS:

In order to proceed with a sale we will need confirmation of Identity and Proof of address.

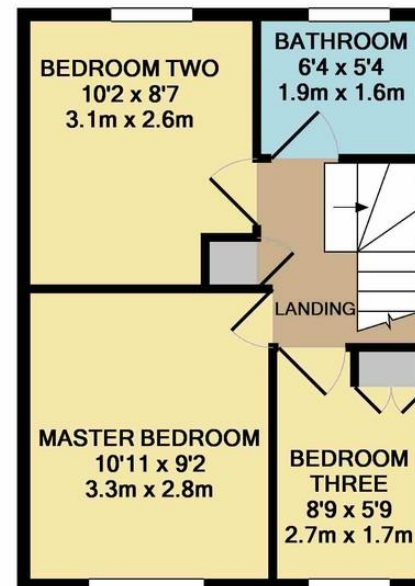
FREE VALUATION

If you have a property to sell and would like to discuss your requirements with us we offer a free no obligation valuation.





GROUND FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 314 SQ.FT.
(29.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 728 SQ.FT. (67.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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