



Longley Ings, Oxspring

PRICE: £130,000

- INNER TOWN HOUSE
- THREE BEDROOMS
- ALLOCATED PARKING
- REAR GARDEN
- LOCAL AMENITIES
- IMMEDIATE ACCESS TO OPEN COUNTRYSIDE
- HIGHLY REGARDED SCHOOLS
- ACCESS TO M1 MOTORWAY

A well proportioned three bedroom inner town house boasting gas central heating, double glazing and off road parking. The property is situated at the head of this popular development and provides immediate access into open countryside via the Trans Pennine Trail.

Viewing: Contact the agents

Appointment date/time:

Draft brochure - awaiting approval

Accommodation Comprises

A well proportioned three bedroom inner town house boasting gas central heating, double glazing and off road parking. The property is situated at the head of this popular development, provides immediate access into open countryside via the Trans Pennine Trail, is also well served by abundance of local services including highly regarded schools and is only a short drive from the M1 motorway network. Offered to the market with immediate vacant possession.

The accommodation comprises:

GROUND FLOOR

A double glazed entrance door opens to the reception hall.

RECEPTION HALL

Having a double glazed window and a radiator.

CLOAKS ROOM

Presented with a two piece suite finished in white comprising a low flush WC and a vanity unit incorporating a wash hand basin with a tiled splash back. This room has an opaque window and a radiator.

LOUNGE

Measuring

17'7" x 15'0" (5.26m x 4.57m).

An exceptionally well proportioned principal reception room with a double glazed window to the front elevation, two radiators, a staircase rising to the first floor level and a feature fireplace with inset living flame effect electric fire.

DINING KITCHEN

Measuring

9'5" x 14'5" (2.87m x 4.39m).

The dining area has a radiator, French style doors opening onto the rear garden and a useful cloaks / storage cupboard. The kitchen area has a double glazed window, an extractor fan, and is presented with furniture comprising base and wall units with work surfaces that incorporate a stainless steel single drainer sink unit with a mixer tap over. Appliances include an integral oven with four ring hob and extractor hood, whilst having plumbing for an automatic washing machine and space for a fridge freezer.

FIRST FLOOR

LANDING

Providing access to the loft space and has an airing cupboard which houses the pressurised cylinder tank.

BEDROOM ONE

Measuring

8'4" x 12'0" (2.54m x 3.66m).

A front facing double room with a double glazed window, a radiator and ensuite facilities which comprise a low flush WC, a vanity cupboard incorporating a wash hand basin with a tiled splash back, and a step-in shower with tiled surround. Also having a radiator and an extractor fan.

BEDROOM TWO

Measuring

9'2" x 11'0" (2.79m x 3.35m).

A rear facing double room with a radiator and a double glazed window which commands a pleasant semi rural view.

BEDROOM THREE

Measuring

9'8" x 5'9" (2.95m x 1.75m).

Having a radiator and a double glazed window.

BATHROOM

Presented with a panelled bath, a low flush WC and a vanity cupboard with wash hand basin over. The room has partial tiling to the walls, an extractor fan, a radiator and a double glazed window.

MEASUREMENTS:-

These are generally taken by electronic instruments, and whilst regularly checked for accuracy are only intended as a guide. We therefore advise that you take your own measurements where accuracy is a requirement.

EXTERNALLY



To the front aspect of the property is a forecourt garden whilst allocated parking is provided in an enclosed car park. To the rear aspect of the house is an enclosed law ned garden with fenced boundary and stone flagged patio.

DIRECTIONS

From the centre of Penistone, proceed down Shrewsbury Road and onto Sheffield Road, continuing through Spring Vale towards Oxspring. Continue passed Penny's Garage before turning right onto Longley lngs following the road around to the left where the property can be found at the far end of the development on the left hand side.

These details were prepared from an inspection of the property and information provided by the vendor on 14 June 2016.

LEASEHOLD PROPERTY

SERVICES

Mains electricity Mains water Mains drainage, Mains gas central heating

IMPORTANT NOTE

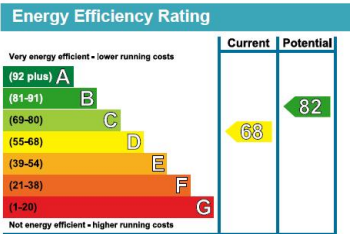
MISREPRESENTATION ACT

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. Lancasters Property Services 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. Lancasters Property Services 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.

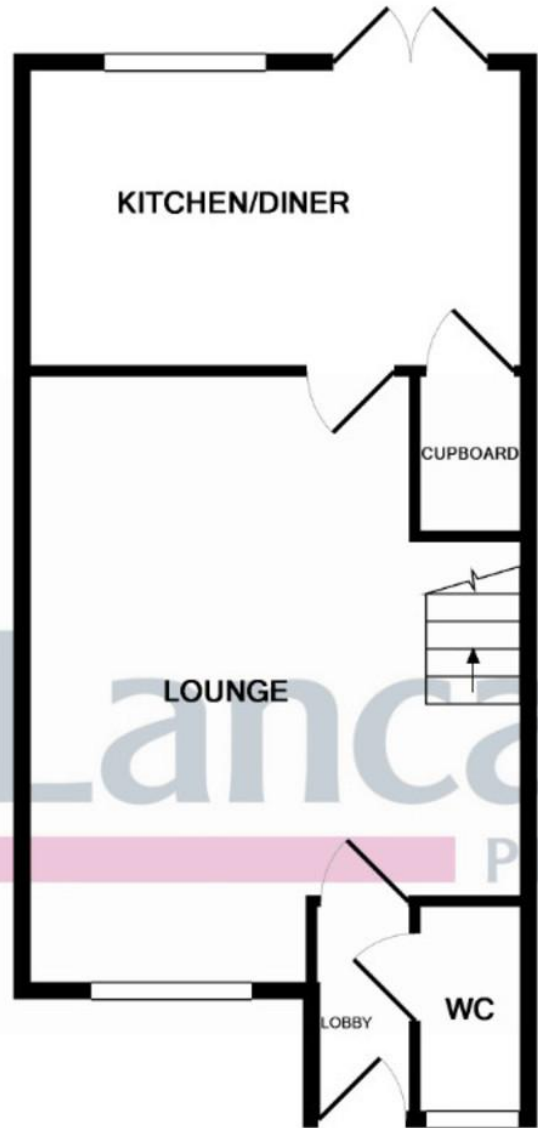
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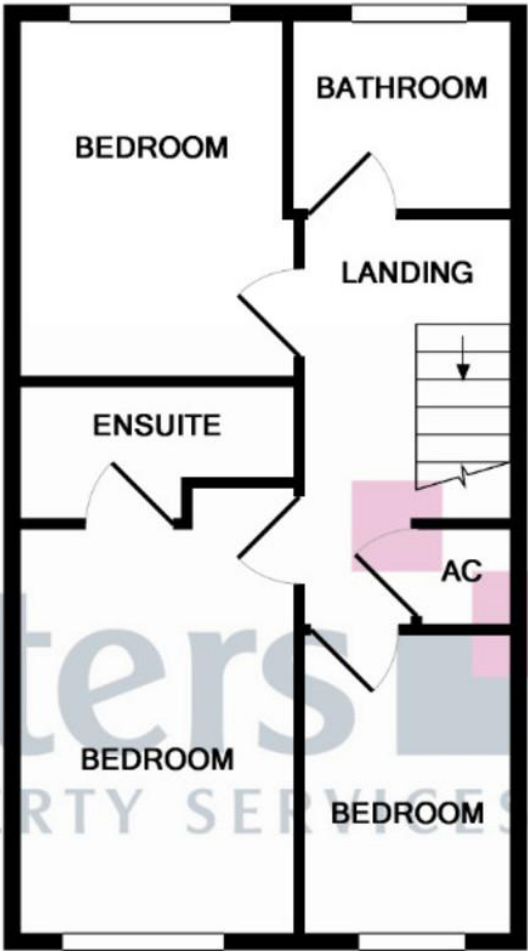
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FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 791 SQ.FT. (73.5 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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