



HOUSE STYLE End Terraced House
RECEPTION ROOMS 1
BEDROOMS 3
EPC RATING D
Off-road parking

DESCRIPTION This well proportioned stone-fronted inner terrace is offered to the market with immediate availability and has recently undergone a scheme of improvement to include new floor coverings where required, extensive re-decoration and the creation of an off-street parking pad within the rear garden, making this an ideal opportunity for the daily commuter. Centres of Sheffield, Rotherham and Barnsley are placed within easy reach, whilst for those travelling further afield, the M1 motorway and A1 are also readily accessible. With gas heating and uPVC double glazing, the accommodation extends to well proportioned front facing Lounge with new carpet. To the rear is a generous Dining Kitchen with integrated appliances. The first floor provides a Double Bedroom to the front, a well proportioned to the rear and a lovely Bathroom with three piece suite, the accommodation being completed by a very generous third Bedroom to the second floor attic level. Outside, there is an enclosed garden to the front. To the rear there is a garden area which has recently been altered to create a generous gravel parking space, ideal for the tenant with one or two vehicles.

£795 pcm



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Property Details



GROUND FLOOR

LOUNGE 12' 1" x 12' 10" (3.68m x 3.91m) This Principal Reception Room is set to the front of the property and is presented to a most attractive standard whilst being heated by a double panel radiator.



DINING KITCHEN 39' 4" x 32' 9" (12m x 10m) A very well proportioned Dining Kitchen and providing a good range of beech effect fronted units to two walls to base and eye level, including a good expanse of worktop surfaces and ceramic tiling to the splash back surrounds. There are plumbing facilities for an automatic washing machine, access to a front-facing cellar, a concealed gas fired central heating boiler and integrated Lamona oven, four-ring gas hob and extractor canopy.



FIRST FLOOR

BEDROOM ONE 39' 4" x 3' 3" (12m x 1m) A front-facing Principal Double Bedroom of excellent proportions which also enjoys a most pleasant outlook. There is a walk-in bulkhead storage area and also a double panel radiator.

BEDROOM TWO 16' 4" x 26' 2" (5m x 8m) With rear-facing window and single panel radiator.



BATHROOM 19' 8" x 19' 8" (6m x 6m) Re-appointed to a most attractive standard, displaying full height tiling to the walls and providing a three piece suite in white comprising of a panel bath with shower screen and thermostatic shower over, vanity wash hand basin with cupboard beneath, concealed low flush WC and a single panel radiator.



FIRST FLOOR LANDING The landing area in turn giving access to the second floor.

SECOND FLOOR 15' 7" x 12' 11" (4.75m x 3.94m)
An extremely well proportioned second floor bedroom with rear-facing skylight window and single panel radiator.

OUTSIDE To the front is an enclosed forecourt garden whilst to the rear there is a garden area which has recently been altered to create a generous gravel parking space, ideal for the tenant with one or two vehicles.

SERVICES All mains are laid to the property.

HEATING A gas fired central heating system is installed.

DOUBLE GLAZING The property benefits from sealed unit double glazing.

LANDLORD'S STIPULATIONS The landlord stipulates that there should be no smokers or pets in the property.

DIRECTIONS Postcode: S70 5TT for SatNav purposes.







All measurements are approximate and for display purposes only

For further information please contact our office on 01226 767766, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at penistone@butcherez.co.uk

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