



HOUSE STYLE

Semi-detached brick built

RECEPTION ROOMS

3

BEDROOMS

4

EPC RATING

TBC

Integral Garage and Off-street Parking

DESCRIPTION Located in this highly regarded part of Pogmoor which offers easy access to the town centre along with excellent road and rail links, this impressive semi-detached property was extended some years ago from its original design to result in the superb family home now available. The accommodation available displays expansive rooms throughout, features including extensive oak flooring, ceiling downlighters to the majority of rooms, many rooms also having wiring provision for the mounting of a flat screen television. With gas heating and uPVC double glazing, the accommodation extends to Entrance Hall, Cloakroom/WC, front facing Lounge, Dining/Sitting Room, family oriented open plan Living Kitchen with extensive range of integrated appliances and secure internal access to integral garage. To the first floor is an outstanding Master Bedroom with Ensuite Shower Room, three further Double Bedrooms and a Family Bathroom.

£1,600 pcm

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Property Details

GROUND FLOOR



ENTRANCE HALLWAY With single panel radiator and oak flooring. Access is then provided to the following.



LOUNGE 13' 4" x 11' 10" (4.06m x 3.61m) A front facing Reception Room which once again exhibits oak flooring. There are ceiling downlighters, wiring provision for the wall mounting of a flat screen television and a double panel radiator.



DINING/SITTING ROOM 10' 10" x 10' 10" (3.3m x 3.3m) Overlooking the rear garden, this room once again has oak flooring. There are ceiling downlighters and a radiator.



CLOAKROOM/WC 39' 9" x 4' 3" (12.12m x 1.3m) Providing a two-piece suite in white comprising of a pedestal wash hand basin and low flush WC. There is also oak flooring and a radiator.



OPEN PLAN LIVING/DINING KITCHEN 18' 11" x 15' 8" (5.77m x 4.78m) (Maximum in each direction) A quite outstanding family oriented living space which provides an extensive range of base and eye level kitchen units to two walls complemented by an expanse of worktop surfaces. There is once again oak flooring, numerous ceiling downlighters and wide bi-fold doors to the rear elevation. There is an integrated double oven, four-ring gas hob with extractor canopy over, fridge, freezer and dishwasher. The room is heated by a double panel radiator and in turn gives access to the integral garage.



FIRST FLOOR

MASTER BEDROOM 19' 1" x 11' 1" (5.82m x 3.38m) A quite exceptional Master Bedroom set to the rear of the property where wide Juliette balcony doors afford an outlook over the generous rear garden. The room is heated by two double panel radiators. The full height roof has numerous ceiling downlighters and access in turn is offered to the Ensuite Shower Room.





ENSUITE SHOWER ROOM 10' 6" x 4' 5" (3.2m x 1.35m) Providing a three-piece suite in white comprising of a large shower cubicle with thermostatic shower, vanity wash hand basin with cupboard beneath and low flush WC and having a heated chrome towel rail.



BEDROOM TWO 13' 6" x 11' 11" (4.11m x 3.63m) A front facing Double Bedroom with single panel radiator and ceiling downlighters.



BEDROOM THREE 10' 10" x 9' 10" (3.3m x 3m) With a rear facing window, ceiling downlighters and a radiator.



BEDROOM FOUR 10' 8" x 9' 8" (3.25m x 2.95m) The final bedroom is set to the front of the property and once again has ceiling downlighters and also a radiator.



FAMILY BATHROOM Providing a four-piece suite in white comprising of a panel bath, separate shower cubicle, wash hand basin and low flush WC. There is tiling to the floor, further partial tiling to the walls and a towel rail.



OUTSIDE A wide driveway entrance gives access to the parking forecourt which has the potential for secure parking of up to four vehicles and leads in turn to the **INTEGRAL GARAGE** having internal measurements of 21'8" x 10'7" and benefitting from light and power supplies whilst also containing a Worcester gas fired combination heating boiler. To the rear is a generous principally lawned garden along with a paved sitting area adjacent to the rear elevation. Set within the rear garden is a former garage being brick built and providing generous storage facilities.





SERVICES All mains are laid to the property.

HEATING A gas fired heating system is installed.

DOUBLE GLAZING The property benefits from uPVC sealed unit double glazing.

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

DIRECTIONS Postcode: S75 2EW - for SatNav purposes.

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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