



HOUSE STYLE

Stone built inner terrace

RECEPTION ROOMS

1

BEDROOMS

1

EPC RATING

D

Positioned mid-way up High Bank, this charming stone built inner cottage provides characterful accommodation set out over two floors, its location placing the centre of Penistone and its numerous facilities within easy reach. Enjoying both gas fired central heating and uPVC double glazing, the accommodation will particularly suit the single person or couple seeking an easy to run home as there is also minimal external space with no garden to maintain. On the ground floor there is a well proportioned Lounge, a central fireplace providing a lovely focal point. Set to the rear of the property is a galley style kitchen which provides integrated oven, hob, extractor, dishwasher, washer/dryer and larder fridge. There is also a good area of storage set beneath the staircase. On the first floor, set to the front elevation, is the well proportioned Double Bedroom which provides fitted storage to one side of the chimney breast and also offers a lovely outlook across the valley. Contained within one of the storage cupboards is the gas fired combination heating boiler. The bathroom is set to the rear and comprises a three piece suite in white, including a panel bath with shower over. There is also a good range of built-in storage. Outside there is a shallow, hard surface sitting area to the front elevation.

£650 pcm



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Property Details



GROUND FLOOR

LOUNGE 14' 2" x 12' 3" (4.32m x 3.73m)

KITCHEN 11' 0" x 5' 0" (3.35m x 1.52m)

FIRST FLOOR

BEDROOM 13' 0" x 11' 6" (3.96m x 3.51m)

BATHROOM 8' 4" x 7' 8" (2.54m x 2.34m)

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 STIPULATION The landlord stipulates that there should be no smokers or pets in the property.



**For further information please contact our office on 01226 767766, view our website www.butcherez.co.uk,
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