



Apartment 3, Wentworth Court

Sheffield Road, Penistone, Sheffield



A Fabulously Appointed
Two Bedroomed Apartment





Welcome to Apartment 3, Wentworth Court

Apartment 3, Wentworth Court is a superbly appointed property within a prestigious development of six apartments.

This superb apartment benefits from a large open plan living kitchen, two double bedrooms one of which has a spacious en-suite bathroom and a contemporary family shower room.

The property is situated a stone throw from Penistone Train Station and has good access to the local amenities of Penistone including shops, cafes, restaurants and public houses. Also having fabulous access to local transport, excellent schooling, excellent access to motorway networks and is conveniently located within an easy commute to Sheffield, Leeds and Manchester. This superb apartment would be ideal for professionals or as an investment/rental opportunity.

The property briefly comprises of: Entrance hall, living kitchen, master bedroom, master en-suite bathroom, bedroom 2 and the family shower room.

A heavy oak entrance door opens to the:

Entrance Hall

Having recessed lighting, access to a boarded loft space, wall mounted video intercom, central heating radiator and oak doors opening to the living kitchen, bedroom 2, family bathroom and the master bedroom. A further oak door opens to a useful cloaks/storage cupboard, which is currently being used as a utility space, which also houses the fuse box for the electrics and provides useful cloaks hanging.

Living Kitchen

20'1 x 16'5 (6.1m x 5.0m)

Kitchen Area

A fabulous open plan kitchen with space for a small dining table and chairs, recessed lighting, under cabinet lighting, laminate flooring and a comprehensive range of high gloss white base/wall and drawers with matching work surfaces. Appliances (with the exception of the fridge and freezer are by Hotpoint and include a four-ring induction hob with an extractor fan over, fan assisted oven and grill and an integrated dishwasher. Also having an integrated fridge and an integrated freezer.

There's a large central island with additional storage cupboards, matching work surfaces and an inset 1.5 bowl stainless steel sink with a chrome mixer tap over.

Living Area

With ample space for comfortable seating and having two front facing UPVC Sash double glazed windows, pendant light point, central heating radiator and TV aerial points.

Master Bedroom

12'6 x 9'6 (3.8m x 2.9m)

A light and spacious double bedroom with a rear facing

UPVC double glazed sash window, pendant light point, central heating radiator and a TV aerial point.

From the master bedroom an oak door opens to four steps leading down to the:

Master En-Suite Bathroom

A spacious master en-suite with a side facing UPVC double glazed/obscured sash window, recessed, extractor fan, chrome heated towel rail, partially tiled walls and tiled flooring with under floor heating. There's a suite in white, which comprises of a wall mounted WC, wash hand basin with chrome mixer tap over and a free standing bath with a chrome mixer tap and hand shower facility with a rain head shower and separate hand shower with a glazed screen. Also having an airing cupboard with shelving, which houses the boiler.

Bedroom 2

12'6 x 8' (3.8m x 2.5m)

Another good sized double bedroom with a side facing UPVC double glazed sash window, pendant light point, central heating radiator and a TV/aerial point.

Family Shower Room

Having tiled flooring, recessed lighting, chrome heated towel rail and a suite in white, which comprises of a wall mounted WC and a wash hand basin with a chrome mixer tap. Also having a fully tiled shower enclosure with fitted rain head shower, separate hand shower facility and a glazed screen.

Exterior and Gardens

Wentworth Court is set behind a secure gated entrance and has an allocated parking space to the rear with additional visitor parking accessed from the main driveway. There is a small area, which could be utilised for seating directly in front of the apartment. To the rear the apartment has access to a useful secure communal storage facility, which would be ideal for storing bikes.

Entrance Hall

Having recessed lighting, access to a boarded loft space, wall mounted video intercom, central heating radiator and oak doors opening to the living kitchen, bedroom 2, family bathroom and the master bedroom. A further oak door opens to a useful cloaks/storage cupboard, which is currently being used as a utility space, which also houses the fuse box for the electrics and provides useful cloaks hanging.



A Warm Welcome
Awaits...



Living Kitchen
20'1 x 16'5 (6.1m x 5.0m)

Kitchen Area

A fabulous open plan kitchen with space for a small dining table and chairs, recessed lighting, under cabinet lighting, laminate flooring and a comprehensive range of high gloss white base/wall and drawers with matching work surfaces. Appliances (with the exception of the fridge and freezer are by Hotpoint and include a four-ring induction hob with an extractor fan over, fan assisted oven and grill and an integrated dishwasher. Also having an integrated fridge and an integrated freezer.

There's a large central island with additional storage cupboards, matching work surfaces and an inset 1.5 bowl stainless steel sink with a chrome mixer tap over.



The Heart of the Home is
the Superb Living Kitchen



Living Area

With ample space for comfortable seating and having two front facing UPVC Sash double glazed windows, pendant light point, central heating radiator and TV aerial points.



A Light & Spacious
Open Plan Living Area



Master Bedroom
12'6 x 9'6 (3.8m x 2.9m)

A light and spacious double bedroom with a rear facing UPVC double glazed sash window, pendant light point, central heating radiator and a TV aerial point.

From the master bedroom an oak door opens to four steps leading down to the master en-suite bathroom.



A Generously Proportioned
Master Bedroom Suite





Master En-Suite Bathroom

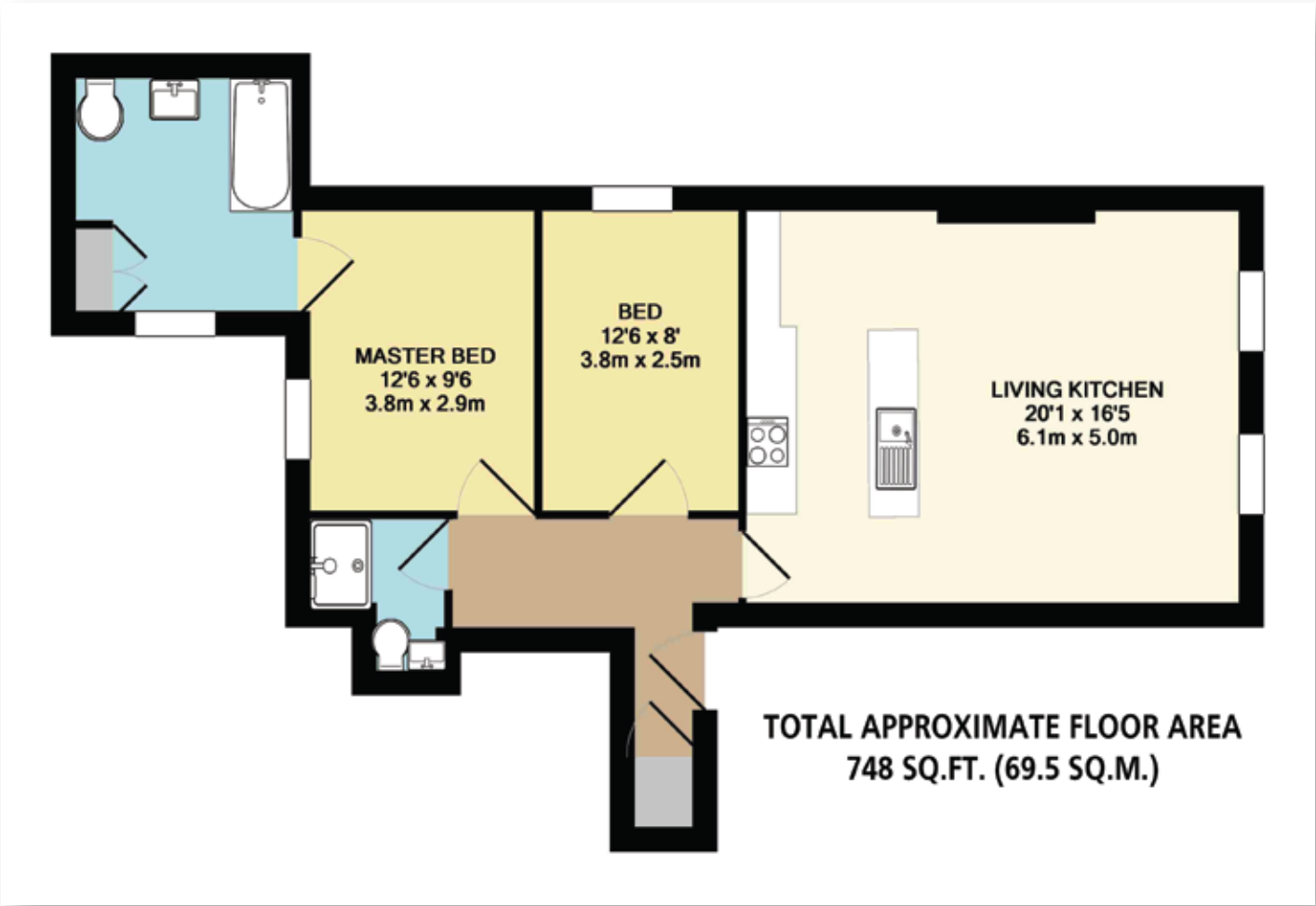
A spacious master en-suite with a side facing UPVC double glazed/obscured sash window, recessed, extractor fan, chrome heated towel rail, partially tiled walls and tiled flooring with under floor heating. There's a suite in white, which comprises of a wall mounted WC, wash hand basin with chrome mixer tap over and a free standing bath with a chrome mixer tap and hand shower facility with a rain head shower and separate hand shower with a glazed screen. Also having an airing cupboard with shelving, which houses the boiler.

Family Shower Room

Having tiled flooring, recessed lighting, chrome heated towel rail and a suite in white, which comprises of a wall mounted WC and a wash hand basin with a chrome mixer tap. Also having a fully tiled shower enclosure with fitted rain head shower, separate hand shower facility and a glazed screen.



Floor Plans & EPC



Energy Efficiency Rating		
Very energy efficient - lower running costs	(92 plus)	A
	(81-91)	B
	(69-80)	C
	(55-68)	D
	(39-54)	E
	(21-38)	F
	(1-20)	G
	Not energy efficient - higher running costs	

Current	Potential
81	82

Note
All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



Exterior and Gardens

Wentworth Court is set behind a secure gated entrance and has an allocated parking space to the rear with additional visitor parking accessed from the main driveway. There is a small area, which could be utilised for seating directly in front of the apartment. To the rear the apartment has access to a useful secure communal storage facility, which would be ideal for storing bikes.

Allocated and
Visitor Parking



Viewing strictly by appointment with our consultant on

0114 358 2020

Mobile: 07891 400 020

www.bpestates.co.uk

Tenure: Leasehold



Apartment 3, Wentworth Court
Sheffield Road, Penistone, Sheffield, S36 6HG

Offers in the Region of £155,000