



**HOUSE
STYLE**
Stone fronted
semi-
detached

**RECEPTION
ROOMS**
2

BEDROOMS
3

EPC RATING
D

THREE BED, STONE FRONTED, SEMI-DETACHED HOUSE AVAILABLE IMMEDIATELY - WELL PLACED FOR CENTRE OF PENISTONE FACILITIES AND LOCAL JUNIOR SCHOOL

DESCRIPTION Enjoying an excellent setting towards the bottom part of Clarel Street and as such placed within a comfortable walk off Penistone's thriving centre, this stone-fronted semi-detached property provides impressively proportioned accommodation set out over three floors and will suit a variety of tenants, certainly the traditional family but also the downsizer. One noteworthy feature is that the gardens are relatively compact and require minimal maintenance, a feature many tenants will look for. With gas heating and uPVC double glazing, the accommodation provided extends to Side Entrance Hall, Lounge, Dining/Sitting Room, Kitchen, three Bedrooms and a Bathroom.

£795 pcm

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Property Details

GROUND FLOOR

SIDE ENTRANCE HALL This area in turn gives access to the Lounge.



LOUNGE 13' 0" x 12' 10" (3.96m x 3.91m) A particularly well proportioned Principal Reception Room, set to the front of the property and displaying original coving to the ceiling. There is a dark oak fireplace surround, low level storage cupboards to the right-hand side and the room is heated by a double panel radiator.



DINING/SITTING ROOM 13' 8" x 13' 10" (4.17m x 4.22m) A spacious and particularly versatile second reception room, set to the rear of the property and heated by a double panel radiator.



KITCHEN 10' 8" x 6' 0" (3.25m x 1.83m) Having a range of light oak effect fronted cupboards to base and eye level. There is a good expanse of work top surfaces which contain an inset stainless steel sink unit. There is a space for an automatic washing machine, a free-standing gas cooker provided by our landlord.



FIRST FLOOR

BEDROOM ONE 13' 8" x 12' 11" (4.17m x 3.94m) A particularly spacious front-facing Double Bedroom which displays an original cast iron fireplace to the chimney breast. The room is heated by a double panel radiator and there are two useful storage cupboards, one set over the staircase and the second set beneath the staircase which rises to the second floor.



BEDROOM TWO 13' 7" x 8' 7" (4.14m x 2.62m) This rear facing Bedroom enjoys a fine outlook over St. John's School and is heated by a single panel radiator.



BATHROOM 4' 8" x 10' 8" (1.42m x 3.25m) Providing a three-piece suite comprising of a panelled bath with ceramic tiling to the surround and Triton electric shower over, pedestal wash hand basin and low flush WC. There is an airing cupboard with pipework providing background heating, the room being heated by a single panel radiator.



SECOND FLOOR

ATTIC BEDROOM THREE 14' 8" x 15' 9" (4.47m x 4.8m) An attic Bedroom of excellent proportions heated by a double panel radiator. A front-facing skylight window provides good levels of natural light.



OUTSIDE There is a small forecourt area to the front and a compact, enclosed low maintenance style garden to the rear. Parking is on street.

SERVICES All mains are laid to the property.

HEATING A gas fired central heating system is installed. The boiler being set to the head of the second floor staircase.



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

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

DIRECTIONS Postcode: S36 6AU - for SatNav purposes.

For More 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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