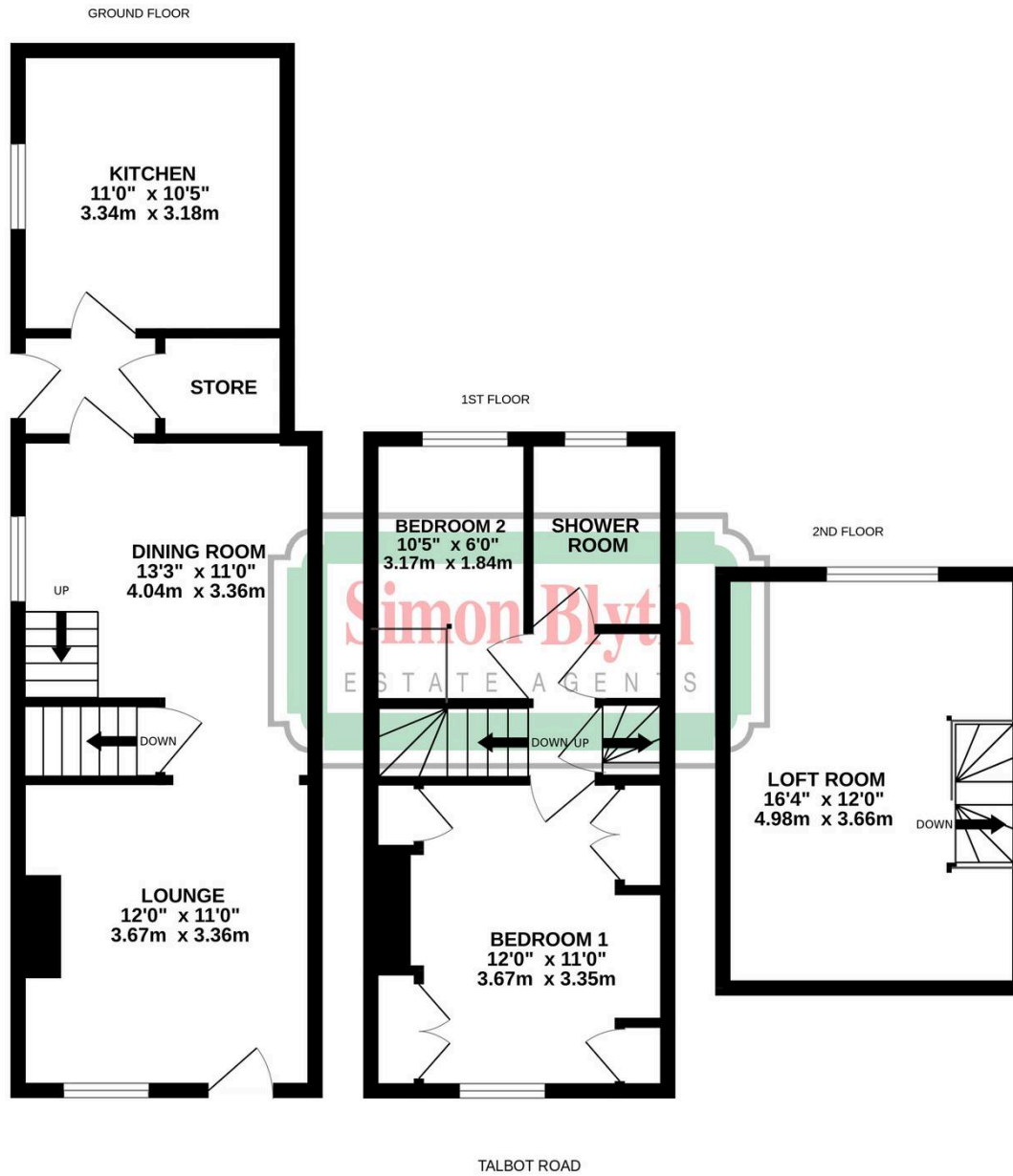




Talbot Road, Penistone

Sheffield

AUCTION GUIDE PRICE £170,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Sheffield

A WELL PROPORTIONED, EXTENDED STONED BUILT SEMI-DETACHED HOME ENJOYING THIS QUIET POSITION AND VIEW OVER FIELDS TO FRONT AND OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN. THE HOME IS SITUATED CLOSE TO THE HEART OF PENISTONE AND THEREFORE WITHIN AN EASY REACH OF PENISTONE'S GRAMMAR SCHOOL, TRANS-PENNINE TRAIL, TESCO SUPERMARKET AND TRAIN STATION. IT OFFERS A GENEROUS LIVING SPACE IN A THREE STOREY CONFIGURATION PLUS CELLAR. ACCOMMODATION IS AS FOLLOWS: To ground floor, lounge, dining room/pantry and breakfast kitchen. To first floor, there are two bedrooms and shower room. To second floor, there is an additional attic room. The property's land is located to the side and provides off-street parking and garden space with scope for additional parking space or garaging given the necessary planning and consents. An individual home, highly convenient in a tucked away location and we advised a viewing to see the lovely features the home has to offer.

- STONED BUILT SEMI-DETACHED HOME
- NO UPPER VENDOR CHAIN
- CLOSE TO PENISTONE MANY AMENITIES
- OFF STREET PARKING AND GARDEN
- OFFERED BY MODERN METHOD OF AUCTION





LOUNGE

Entrance gained via composite and obscure glazed door into lounge. This is a front facing reception space with gas fire and stone surround with built-in bookshelves above. There is ceiling light, central heating radiator and uPVC double glazed window to front. Arch then leads into dining room.

DINING ROOM

With space for a dining table and chairs, there are ceiling lights, two wall lights, uPVC double glazed window to side, central heating radiator and built-in bookcases. Door opens to stairs descending to cellar. From dining area, timber and glazed door gives access to inner hallway.

INNER HALLWAY

With ceiling light, central heating radiator, composite and obscured glazed door giving access to the side of the property and another door into store/pantry. Further door gives access to breakfast kitchen.



BREAKFAST KITCHEN

With a range of wall and base units in a wood shaker style with laminate worktops and tiled splashbacks. There is a space for a cooker with chimney style extractor fan over, space for a fridge and plumbing for washing machine and further appliance. There is a twin stainless steel sink with chrome mixer tap over and there is a breakfast bar peninsula. There are ceiling lights, further inset ceiling spotlights, under cupboard lighting and uPVC double glazed window to side. The room is heated by central heating radiator and here we find the Worcester boiler.





FIRST FLOOR LANDING

Front dining room, a staircase rises and turns into first floor landing with ceiling light, access to cupboard under the stairs and here we gain entrance to the following rooms;

BEDROOM ONE

Front facing double bedroom with built-in wardrobes, ceiling light, central heating radiator and uPVC double glazed window to front overlooking adjacent fields.

BEDROOM TWO

With ceiling light, central heating radiator and uPVC double glazed window to rear.

SHOWER ROOM

Comprising a three piece white suite in the form of a close coupled W.C, pedestal basin with chrome mixer tap over, shower enclosure with Mira Sport electric shower within. There are ceiling lights, part tile to walls, central heating radiator and obscure uPVC double glazed window to rear.



ATTIC ROOM

From landing a timber glazed door opens through to stairs which rise and turn into the attic room. Of generous proportions, there are exposed timbers, ceiling light, uPVC double glazed dormer to rear and wall mounted gas heater.

OUTSIDE

To the front of the home there is a stone flagged area with space for bins. The garden sits to the side separated into two areas, the front providing off street parking and there is scope to further extend to provide additional parking space or garaging given the necessary planning and consents. The bottom section of the garden is predominantly lawned and contains various plants and shrubs.

ADDITIONAL INFORMATION

The property is sold with solar panels which are attached to the gable end of the house.





ADDITIONAL INFORMATION:

The EPC rating is a D-62 and the Council Tax band is a B.

VIEWING:

For an appointment to view, please contact the Penistone office on 01226 762400.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note.

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process, keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality, then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



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