

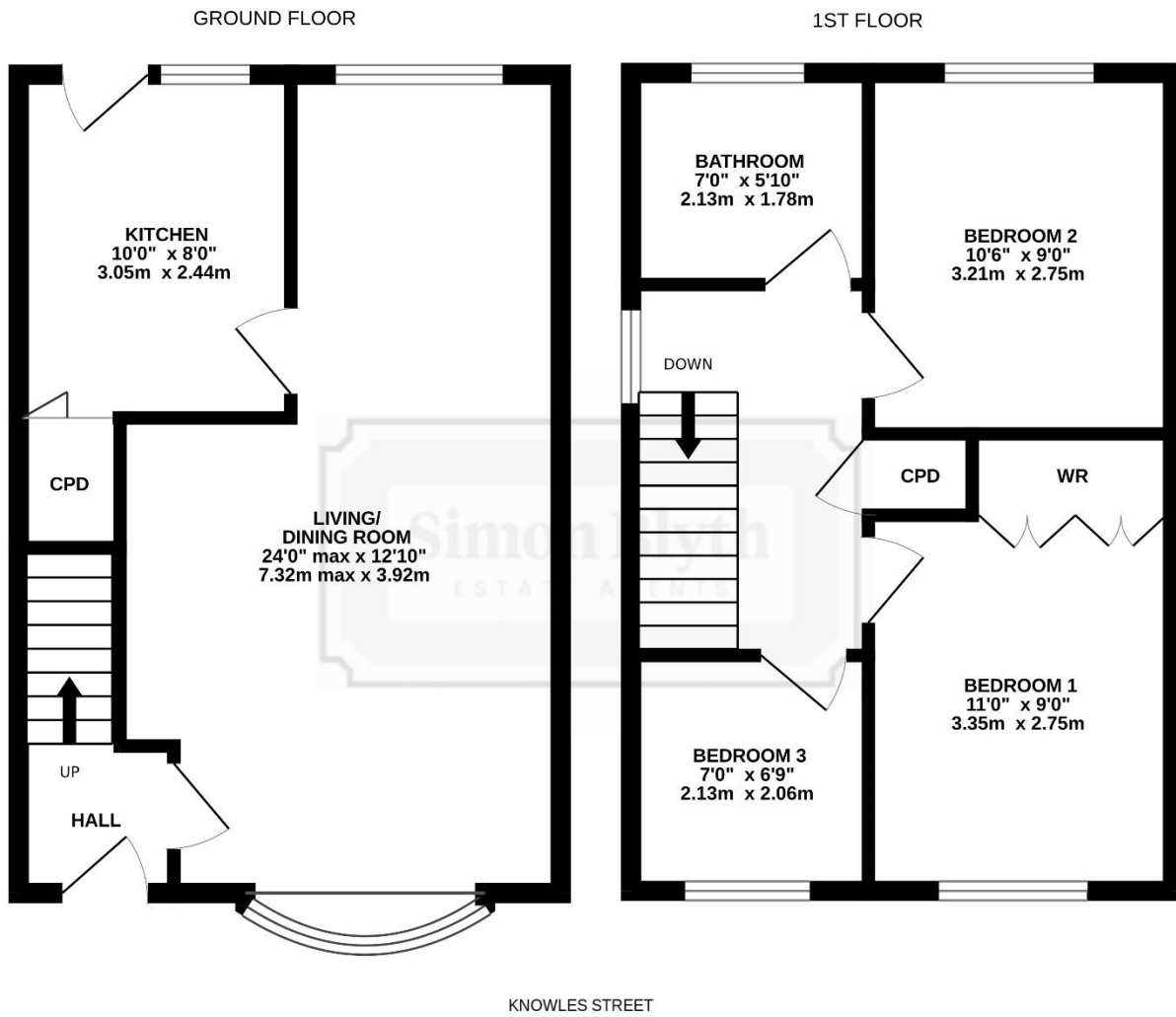


**Simon Blyth**  
ESTATE AGENTS

FOR SALE  
**Simon Blyth**  
ESTATE AGENTS  
01226 762400

**KNOWLES STREET, PENISTONE, S36 6HB**

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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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### **PROPERTY DESCRIPTION:**

**This lovely three-bedroom semi-detached property is situated within a residential area positioned on a quiet cul-de-sac, in the desirable area of Springvale. Benefitting from a woodland backdrop to the rear yet within easy access to Penistone, many amenities including; well-regarded schooling, shops and a train station. The property also enjoys, well maintained gardens, off-street parking and further hard standing for a caravan or campervan if so desired.**

**The property briefly comprises to ground floor: living dining room and kitchen. To the first floor three bedrooms and family bathroom. To the exterior, there is off street parking, hard standing for a caravan / campervan and well-maintained gardens to the front and rear.**

**OFFERS IN REGION: £260,000**

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### ENTRANCE HALL

Entrance is gained via a composite door with uPVC double glazed obscured window to the side into an entrance hall with a ceiling light, coving to the ceiling and a central heating radiator. Staircase rises to first floor landing and door gives access to,



### LIVING DINING ROOM

A well-proportioned sized room with space for a three-piece suite and dining table for four and other freestanding furniture. Focal point of the room is the fireplace with marble hearth surround and mantelpiece with electric fire enclosed. Two ceiling light points, coving to the ceiling, two central heated radiators, uPVC double glazed bow window to the front and uPVC double glazed window to the rear.





### KITCHEN

With a range of wall and base units in a oak shaker style with laminate work tops. There is a Four ring gas stove, integrated electric oven, integrated hot point microwave and integrated BECO washing machine. Single basin sink with Victorian style mixer tap over in stainless steel, central ceiling light point, central heating radiator, uPVC double glazed window to the rear of the property and composite stable door with insert obscured panel in top half to rear of the property. The room also contains a pantry style cupboard with built in shelving and further plug sockets.



### FIRST FLOOR LANDING

From entrance hall rises to the first-floor landing with ceiling light point, loft access hatch, uPVC double glazed window to the side of the property and a useful storage cupboard. From here we access the following rooms,



### BEDROOM ONE

A double sized bedroom with ceiling light point, coving to the ceiling, central heating radiator, built in wardrobes, uPVC double glazed window to front of the property.



### BEDROOM TWO

A double sized bedroom with ceiling light point, coving to the ceiling, central heating radiator and uPVC double glazed window to the rear of the property.



### BEDROOM THREE

A further bedroom with a ceiling light point, coving to the ceiling, central heating radiator and a uPVC double glazed window to the front of the property.



### BATHROOM

Comprising a three-piece sanitary ware in white with closed coupled W.C., hand basin with a stainless-steel mixer tap over set within a vanity unit, and a bath with mains fed shower over. Ceiling light coving to the ceiling, central heating radiator, tiling to walls and flooring and uPVC double glazed obscured windows to the rear of the property.



**EXTERIOR**

To the front of the property, there is a driveway with a lawned area to the side with borders containing mature plants and shrubs. The drive continues down the side of the property to the rear where there is a further hard standing, allowing space for further vehicles or caravan or mobile home if so desires.

The rear garden contains a series of pleasantly maintained gardens consisting of a patio area with space for outdoor furniture, a lawned area with borders containing mature plants and shrubs, a further patio area and then a low maintenance garden.







## **ADDITIONAL INFORMATION**

EPC rating – D-60

Property tenure – Freehold

Council tax band – B

### **VIEWING:**

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

### **BOUNDARY OWNERSHIP**

The boundary ownership 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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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for 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**

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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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 provide 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 TIME 7**

#### **DAYS A WEEK**

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm

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#### MAIN CONTACTS

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[WWW.SIMONBLYTH.CO.UK](http://WWW.SIMONBLYTH.CO.UK)

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