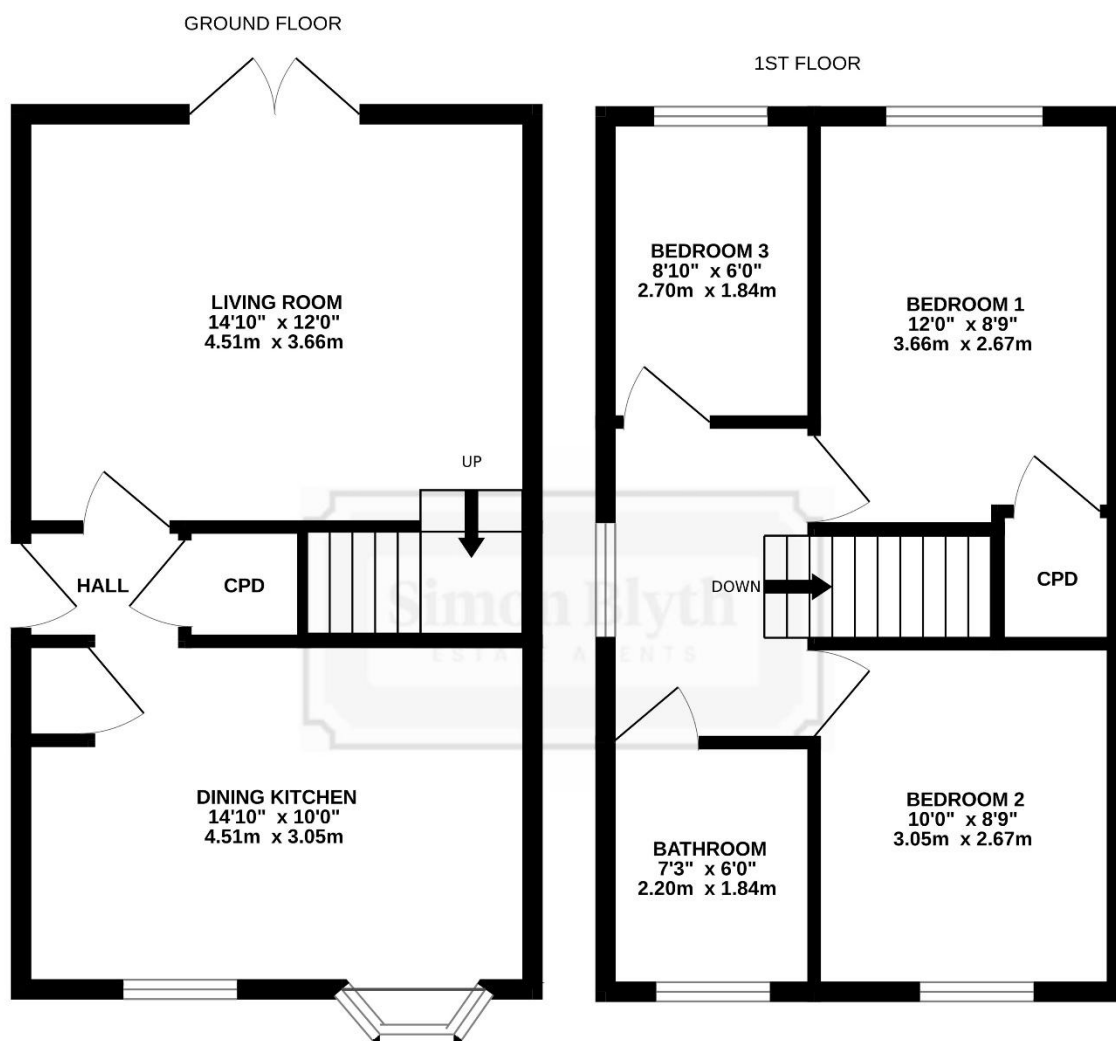




CUBLEY BROOK COURT, PENISTONE

CUBLEY BROOK COURT, PENISTONE, S366DQ

FLOORPLAN



CUBLEY BROOK COURT

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

POSITIONED ON THIS QUIET RESIDENTIAL CUL-DE-SAC WITHIN WALKING DISTANCE OF PENISTONE'S MANY AMENITIES, INCLUDING LOCAL CAFES AND HIGHLY REGARDED SCHOOLS, WE ARE PLEASED TO OFFER TO THE MARKET THIS THREE-BEDROOMED LINK-DETACHED HOME. BEAUTIFULLY UPGRADED BY THE CURRENT VENDOR, THE PROPERTY IS PRESENTED IN READY-TO-MOVE-IN CONDITION AND OFFERS AN ABUNDANCE OF WELL-PROPORTIONED LIVING ACCOMMODATION IN A HIGHLY DESIRABLE LOCATION. The accommodation comprises, to the ground floor: entrance hall, dining kitchen, and living room; to the first floor: three bedrooms and a house bathroom. Externally, the property occupies a tucked-away position and benefits from a driveway providing off-street parking, leading to a single garage, as well as a private, enclosed, low-maintenance rear garden. Homes of this type are rarely available on the market, making this a fantastic opportunity for first-time buyers, investors, or a growing family.

OFFERS IN REGION £265,000

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ENTRANCE HALL

Access to entrance hall is gained via a uPVC entrance door with decorative glazed inserts into the hallway, which features a ceiling light point and access to an understairs storage cupboard providing useful storage. From the hallway, access is gained to the following rooms:

DINING KITCHEN

Fully renovated and upgraded by the current vendor, the kitchen is fitted with a range of white wood shaker-style wall and base units complemented by contrasting laminate worktops and tiled splashbacks. There is a stainless-steel sink with chrome mixer tap, space for a cooker with extractor fan over, plumbing and space for a dishwasher, and further space for a freestanding fridge freezer. The room offers ample space for a dining table and chairs if so desired and also benefits from an airing cupboard providing useful storage and housing the property's boiler. Finishing touches include wood-effect laminate flooring and ceiling light points. Natural light is provided via two uPVC wood-effect double-glazed windows to the front elevation, one of which is a bay window, enjoying pleasant views and providing an abundance of natural light throughout.



LIVING ROOM

From entrance hall, we access to the living room. This is a well-proportioned rear-facing reception room enjoying direct access to the garden via uPVC twin French doors, allowing good levels of natural light. The room further benefits from a ceiling light point, coving to the ceiling, a central heating radiator, and a spindle staircase rising and turning to the first-floor landing.



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FIRST FLOOR LANDING

With a ceiling light, uPVC wood-effect double-glazed window to the side, and loft access via a hatch. From this landing, access is gained to the following rooms:



BEDROOM ONE

A spacious double bedroom, rear-facing with a uPVC double-glazed window overlooking the garden. The room features a ceiling light, central heating radiator, and access to a built-in wardrobe positioned above the staircase.



BEDROOM TWO

A further double bedroom, front facing, with ceiling light central heating radiator and uPVC double glazed window to front.



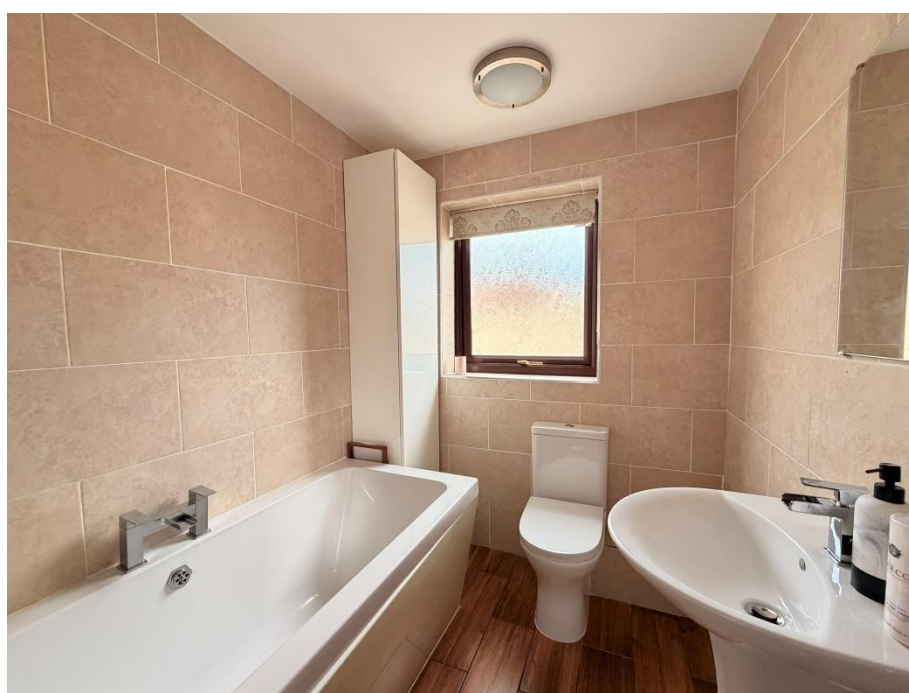
BEDROOM THREE

Currently used as an office, positioned to the rear of the property, with a ceiling light, central heating radiator, and a uPVC double-glazed window to the rear elevation.



BATHROOM

Comprising a three white piece suite, including a close-coupled WC, pedestal basin with chrome mixer taps, and a bath with a chrome mains-fed shower and shower attachment, fitted with a foldable glass shower screen. The bathroom features tiled walls and flooring, a ceiling light, a chrome heated towel rail/central heating radiator, and an obscure uPVC double-glazed window to the front.



OUTSIDE

The property is situated on a quiet cul-de-sac off Mortimer Road, and benefits from a low-maintenance, slated front garden with a tarmacked driveway providing off-street parking. This leads to a single garage with an up-and-over door and pitched roof, offering additional storage, lighting, and plumbing for a washing machine. The garage also features uPVC twin French doors giving access to the rear garden, making it an ideal space for potential conversion while still functioning effectively as a garage. The rear garden is accessible via twin French doors from the living room or from the garage and is fully enclosed by perimeter fencing and hedging. It has been comprehensively landscaped by the current vendor, creating an Indian stone-flagged, low-maintenance space divided into two distinct areas, with steps leading to a raised terrace—perfect for outdoor furniture and enjoying a high level of privacy.





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ADDITIONAL INFORMATION

EPC rating – c-70

Property tenure – Freehold

Council tax band – C

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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FREE VALUATIONS

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.



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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 TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



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