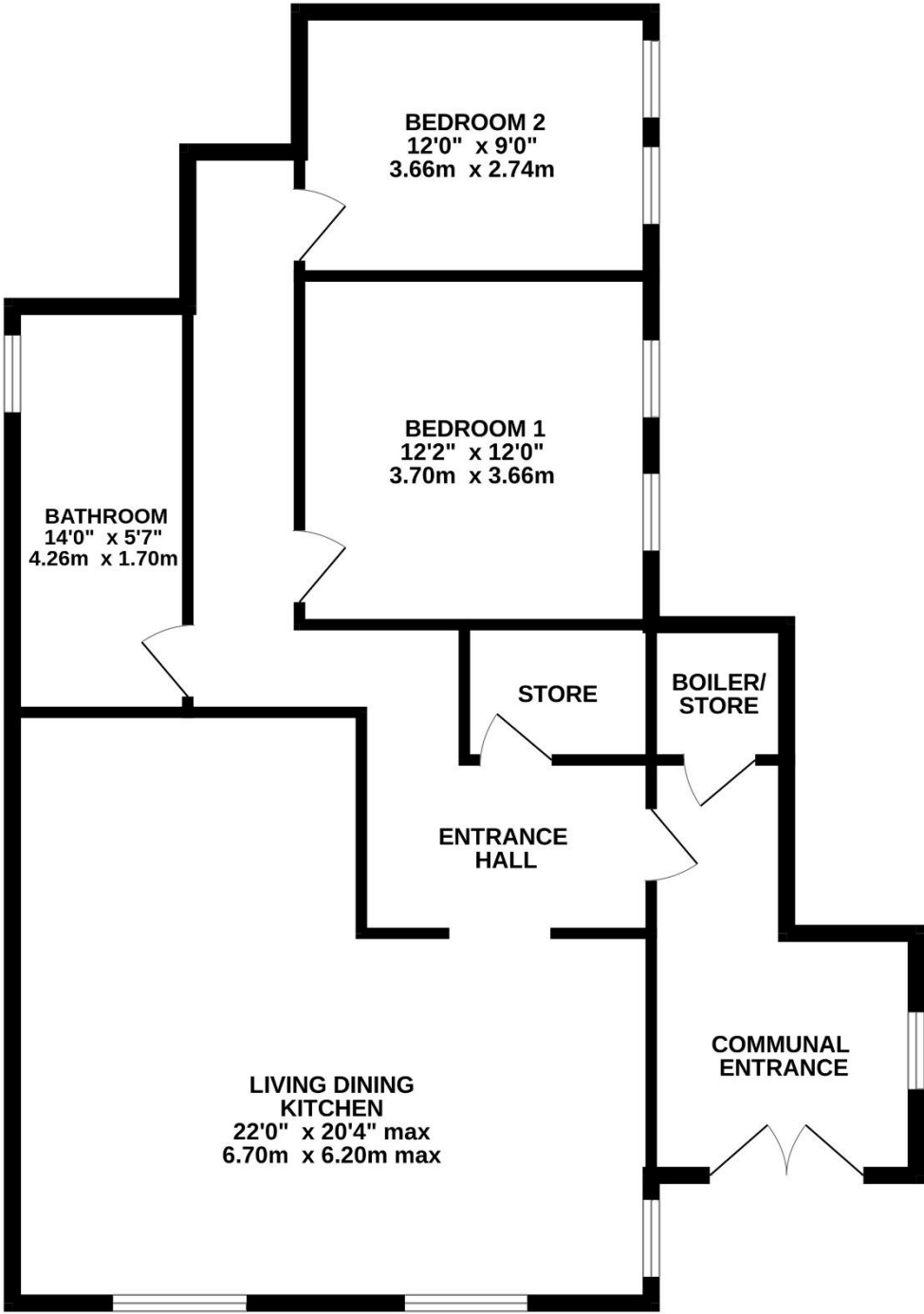




TOLSON COURT, HUDDERSFIELD ROAD, PENISTONE



TOLSON 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

OCCUPYING PART OF A BEAUTIFULLY CONVERTED FORMER WESLEYAN CHAPEL, THIS STUNNING TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT OFFERS A UNIQUE BLEND OF PERIOD CHARACTER AND CONTEMPORARY LIVING. FINISHED TO AN EXCELLENT STANDARD THROUGHOUT AND ENJOYING A HIGHLY CONVENIENT POSITION WITHIN WALKING DISTANCE OF PENISTONE TOWN CENTRE, PENISTONE GRAMMAR SCHOOL, THE TRAIN STATION AND THE TRANS PENNINE TRAIL. Forming part of an exclusive development of just five apartments, the property benefits from a shared entrance serving only one neighbouring apartment before leading to its own private entrance. The accommodation briefly comprises an entrance hallway, impressive open-plan living dining kitchen, useful storage room, two generous double bedrooms and a spacious bathroom. Externally, the property enjoys a private garden area, access to well-maintained communal grounds and an allocated parking space. Offering spacious and characterful accommodation in a highly sought-after location, this exceptional home must be viewed to be fully appreciated.

OFFERS IN REGION: £199,950

ENTRANCE HALL & HALLWAY

Timber door to communal entrance hall leading to private entrance to apartment hallway with wood effect flooring and giving access to the following rooms:

OPEN PLAN LIVING DINING KITCHEN

A fabulous open-plan living, dining and kitchen space, finished to a high standard throughout. The quality German-designed kitchen features a range of Nobilia wall and base units together with a breakfast bar and incorporates a selection of integrated appliances including an AEG electric oven and grill, induction hob with extractor canopy and fridge freezer, along with an integrated Bosch dishwasher and space for a washing machine. Natural light floods the room through two large uPVC double glazed sash windows to the front elevation, complemented by a further uPVC double glazed window to the side. The open-plan dining, living and kitchen area offers superb proportions, providing ample space for both everyday living and entertaining. The room is further enhanced by high ceilings with ornate decorative coving and attractive limed oak-effect flooring running throughout, creating a bright and elegant living environment.







BEDROOM ONE

A generous double bedroom with ceiling and wall lights, central heating radiator and two double glazed windows to side.



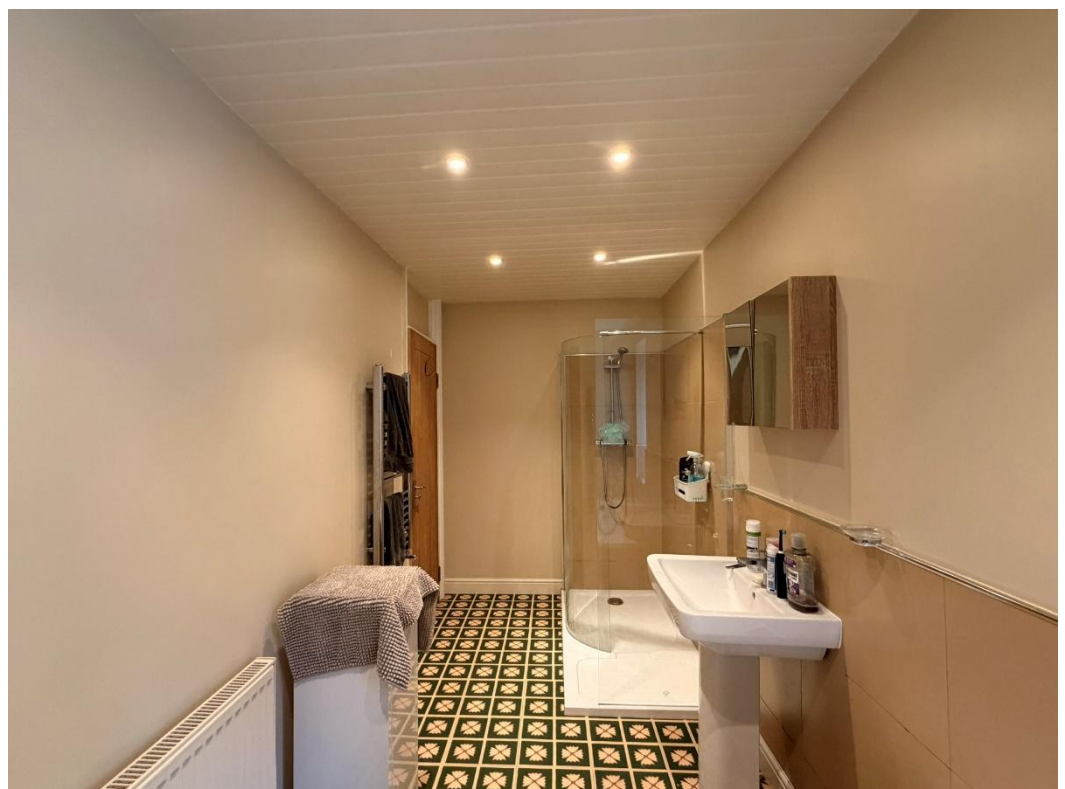
BEDROOM TWO

A further double bedroom with ceiling light, central heating radiator and two double glazed windows to side.



BATHROOM

Comprising a three-piece suite in the form of low-level W.C, pedestal basin with chrome mixer tap over, bath with chrome mixer tap and shower cubicle with mains fed chrome mixer shower. There are inset ceiling spotlights, part tiling to wall, decorative laminate flooring, extractor fan, heated chrome towel rail/radiator and obscured double-glazed window to side.



STORAGE ROOM

Providing useful additional storage space, with wood effect flooring and access to loft via a hatch.

OUTSIDE

The property has its own lawned garden space in front of the home, with flower beds with various plants and shrubs and also a share of the rest of the communal gardens. To the front of the building there is a shared car park, with the property having an allocated parking space







ADDITIONAL INFORMATION

EPC rating – C-75

Property tenure – Freehold

Council tax band – D

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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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.
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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

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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 - 1:00



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