



**HOUSE STYLE**

Brick Built  
Semi  
Detached

**RECEPTION ROOMS**

2

**BEDROOMS**

3

**EPC RATING**

D

SHORT  
DISTANCE  
FROM FOX  
VALLEY

**BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED – ENJOYING A DELIGHTFUL, PEACEFUL CUL DE SAC SETTING – ONLY A SHORT DISTANCE FROM FOX VALLEY AND OTHER FACILITIES IN STOCKSBRIDGE AND DEEPCAR – A COMFORTABLE WALK FROM HIGHLY REGARDED SCHOOLS – OFFERING EASY ACCESS TO WONDERFUL SURROUNDING COUNTRYSIDE**

This beautiful three bedroom semi-detached property is well placed for daily commuting whilst also offering easy access to delightful surrounding countryside, it is of course served by excellent local facilities including the Fox Valley centre. With gas heating and uPVC double glazing, the accommodation on offer extends to Entrance Hall, Lounge, Dining Kitchen with integrated appliances, delightful Garden Sitting Room overlooking the rear garden, three first floor Bedrooms, charming Bathroom, Gardens to front and rear and Driveway leading to detached single garage.

**£995 pcm**



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## Property Details

### GROUND FLOOR

**ENTRANCE HALLWAY** Heated by a single panel radiator and also having tiling to the floor, the entrance hall gives access to the following accommodation.

**LOUNGE** 13' 9" x 11' 5" (4.19m x 3.48m) A principal reception room of excellent proportions and presented to a delightful standard and displaying as a focal point, a conglomerate fireplace with inset living coal effect gas fire. There is coving to the ceiling, two wall light points, a double panel radiator and wiring for the installation of Sky satellite television.



**DINING KITCHEN** 14' 9" x 9' 3" (4.5m x 2.82m) Recently re-appointed to an excellent standard and having an inset one and a half bowl stainless steel sink unit with light oak effect cupboards beneath. There are further base and wall mounted units and also a good expanse of worktop surfaces, including a breakfast bar extension. There is tiling to the splashback surrounds, laminate flooring, a useful understairs store, plumbing facilities for an automatic washing machine and integrated oven, four ring electric hob with extractor canopy over, fridge and freezer.



**GARDEN SITTING ROOM** 11' 1" x 7' 0" (3.38m x 2.13m) This excellent recent addition to the property provides a most pleasant outlook over the rear garden, there is oak effect laminate flooring and a number of ceiling downlighters.





#### FIRST FLOOR

**BEDROOM ONE** 13' 9" x 8' 7" (4.19m x 2.62m) A front facing principal bedroom of generous proportions, heated by a single panel radiator.



**BEDROOM TWO** 9' 6" x 8' 7" (2.9m x 2.62m) With rear facing window and single panel radiator.



**BEDROOM THREE** 8' 10" x 6' 0" (2.69m x 1.83m) This front-facing bedroom is currently utilised as a dressing room and once again provides a single panel radiator.

**BATHROOM** 5' 11" x 5' 7" (1.8m x 1.7m) Having part-tiling to the walls and providing a three piece suite in white comprising of a panel bath with shower screen and Triton electric shower over, vanity wash hand basin with cupboard beneath and low flush WC. There is also a heated chrome towel rail.





**LANDING** Having a side facing window, built-in linen storage cupboard and loft access facilities.

**OUTSIDE** There is a lawned garden to the front whilst a flagged driveway to the left-hand elevation provides off-street parking for a number of vehicles and leads in turn to the **DETACHED CONCRETE SECTIONAL GARAGE**. The garden to the rear is also laid to grass.

**SERVICES** All mains are laid to the property.

**HEATING** A gas fired heating system is installed.

**DOUBLE GLAZING** The property benefits from uPVC sealed unit double glazing.

**LANDLORD'S STIPULATIONS** The landlord stipulates that there should be **NO SMOKERS** in the property.

**DIRECTIONS** Postcode: S36 2TX - for SatNav purposes.

**IB/JL BROCHURE VERIFIED**



**For further information please contact our office on 01226 767766, view our website [www.butcherez.co.uk](http://www.butcherez.co.uk), see us on [www.twitter.com/butcherez](https://www.twitter.com/butcherez) or email us at [penistone@butcherez.co.uk](mailto:penistone@butcherez.co.uk)**

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