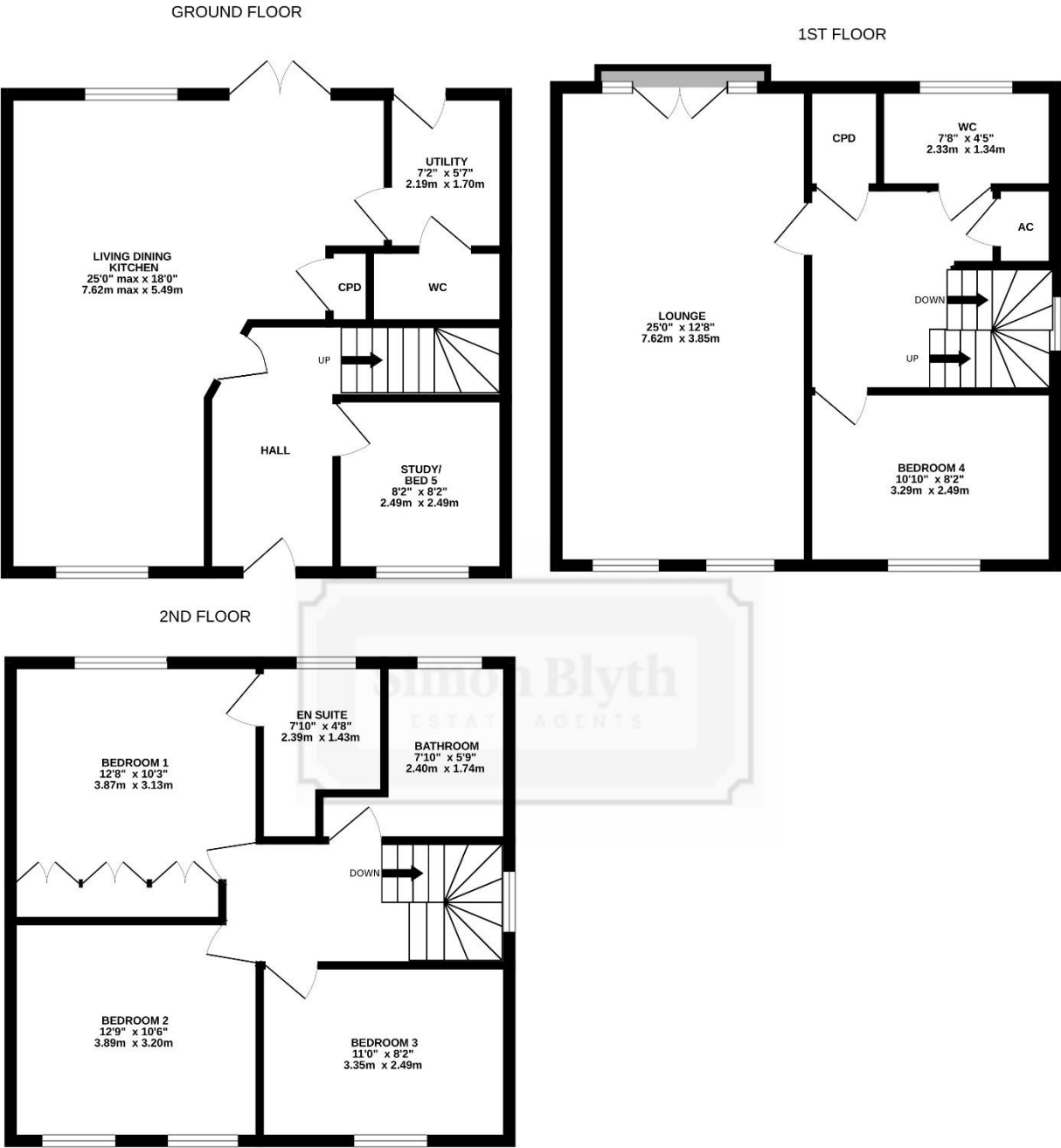




FULLSHAW BANK, PENISTONE

FLOORPLAN



FULLSHAW BANK

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

A SPACIOUS FOUR/FIVE BEDROOM DETACHED FAMILY HOME SITUATED IN THE HEART OF THE HIGHLY REGARDED VILLAGE OF PENISTONE, WITH EASY ACCESS TO ITS MANY AMENITIES, TRAIN STATION, AND WELL-REGARDED PRIMARY AND SECONDARY SCHOOLS, THIS FANTASTIC, NEWLY UPGRADED HOME ALSO BENEFITS FROM PROXIMITY TO THE TRANS PENNINE TRAIL AND COMMUTING LINKS TO SHEFFIELD, LEEDS AND MANCHESTER. OFFERING VERSATILE LIVING ACCOMMODATION ARRANGED OVER THREE FLOORS, THIS BEAUTIFULLY PRESENTED PROPERTY HAS BEEN THOUGHTFULLY MODERNISED TO CREATE A SPACIOUS, AIRY, AND FLEXIBLE FAMILY HOME. IDEAL FOR BOTH ENTERTAINING AND FAMILY LIFE, THE ACCOMMODATION INCLUDES, A stunning open plan living dining kitchen, multiple reception rooms, four double bedrooms including the principal bedroom with en-suite shower room, study or occasional bedroom if so desires and two W. C's and house bathroom, complemented by a landscaped rear garden, driveway, and detached garage. Homes of this type are rare to the market so an early viewing to appreciate the accommodation on offer is highly recommended.

OFFERS IN REGION OF: £440,000

ENTRANCE HALLWAY

A composite double-glazed entrance door opens into a spacious entrance hallway, with ceiling light, central heating radiator and complemented by a stylish wood effect flooring. The hallway also provides a staircase rising to the first-floor landing and gives access to the following rooms;



STUDY/BEDROOM FIVE

Front-facing, this flexible room is currently used as a study/home office but could also be utilised as a snug, playroom, or occasional bedroom. The room features a uPVC double-glazed window to the front, a central heating radiator, and a ceiling light.



OPEN PLAN LIVING DINING KITCHEN

Having recently been renovated by the current vendors, the original dining room has been opened and incorporated into the kitchen, creating a spacious, airy, and highly functional open plan living dining kitchen arranged in an L-shape configuration. The newly upgraded kitchen is fitted with a comprehensive range of shaker-style wall and base units with wood-effect laminate worktops and matching upstands, together with a central island incorporating under-counter cupboards and bar seating. Integrated appliances include a Neff stainless steel electric double oven, Neff four-ring induction hob with contemporary extractor fan over, and integrated dishwasher, with space provided for an American-style fridge freezer. A composite one-and-a-half bowl sink unit with matching mixer tap completes the specification.

This versatile space provides ample room for a dining table and chairs as well as lounge furniture, making it ideal for modern family living. The room also benefits from two central heating radiators and wood-effect flooring. Natural light floods the room via a uPVC double-glazed window to the front, a further window to the rear overlooking the garden, and twin French doors opening directly out to the rear.





UTILITY ROOM

With plumbing for a washing machine, space for a tumble dryer, central heating radiator and also housing the wall-mounted boiler. A uPVC and obscured doubled glazed door gives access out to the garden and further door gives access to the downstairs W.C.



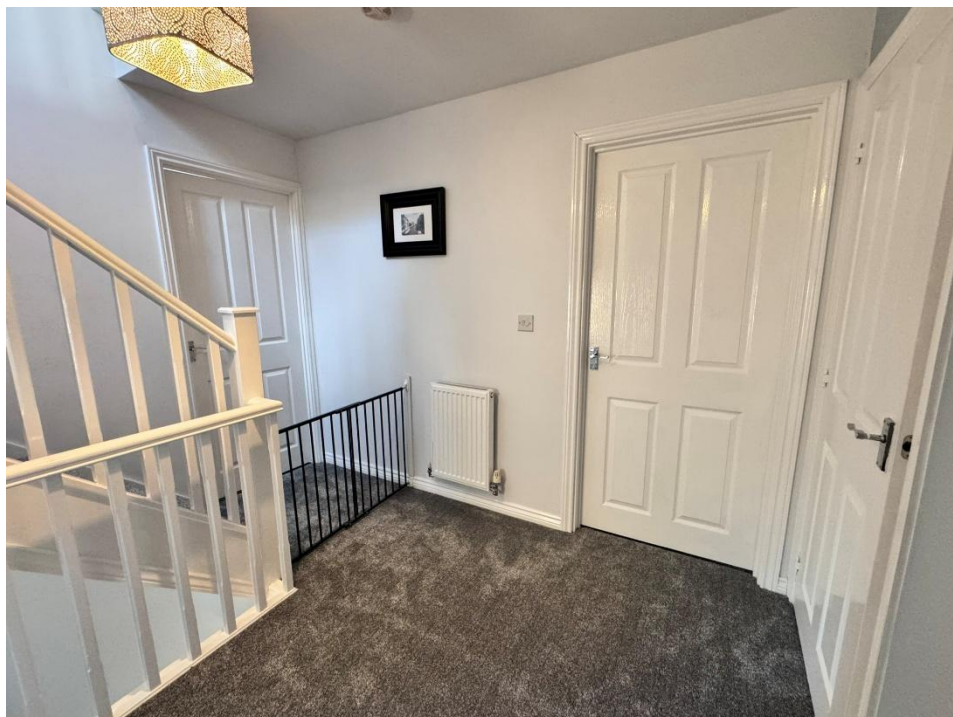
DOWNSTAIRS W.C

Comprising a two-piece white suite consisting of a close-coupled W.C. and a pedestal wash hand basin with tiled splashback. There is also ceiling light, central heating radiator and extractor fan.



FIRST FLOOR LANDING

With ceiling light, central heating radiator and uPVC double glazed window to side. From here we access to the following rooms;



FIRST FLOOR W.C

Comprising a two-piece white suite consisting of a close-coupled W.C. and a pedestal wash hand basin with tiled splashback. There is also ceiling light, central heating radiator, extractor fan and uPVC and obscured glazed window to rear.



LOUNGE

A secondary reception space, located at first-floor level, the lounge is a generously proportioned, dual-aspect room and a true highlight of the home. Natural light is gained via two uPVC double-glazed windows to the front and a Juliet balcony to the rear, overlooking the garden. The room is completed with a ceiling light and two central heating radiators.

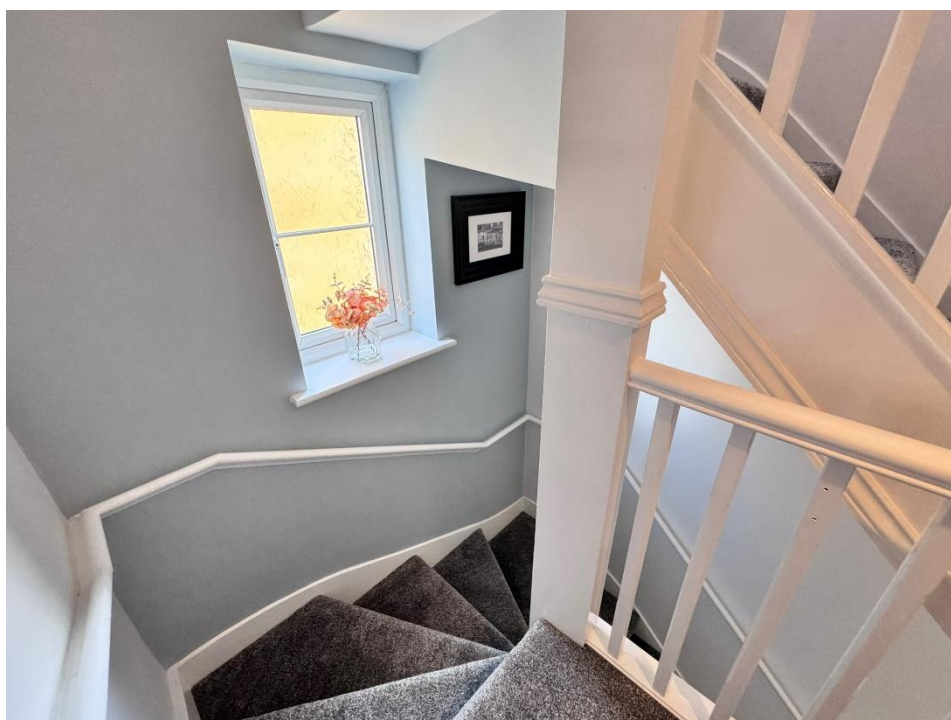


BEDROOM FOUR

A generous double bedroom with a front-facing aspect. The room benefits from a uPVC double-glazed window to the front, a central heating radiator, and a ceiling light.



SECOND FLOOR LANDING



BEDROOM ONE

A generous principal bedroom, rear-facing and benefiting from a bank of wall-to-wall fitted wardrobes. The room features a uPVC double-glazed window to the rear, a ceiling light, and a central heating radiator. A door provides access to the en-suite shower room.



EN-SUITE SHOWER ROOM

Comprising a close-coupled W.C., pedestal basin with mixer tap, and a shower cubicle with mains-fed shower and chrome mixer taps. The room is fully tiled and benefits from a uPVC obscure-glazed window to the rear, an extractor fan, and a ceiling light.



BEDROOM TWO

A further, spacious, front-facing double bedroom, featuring a uPVC double-glazed window to the front, ceiling light, and central heating radiator.



BEDROOM THREE

A further generous, front-facing bedroom, featuring a uPVC double-glazed window to the front, ceiling light, and central heating radiator.



HOUSE BATHROOM

Fitted with a three-piece suite comprising a panelled bath, pedestal basin, and close-coupled W.C. The room features part-tiled walls, laminate flooring, a uPVC obscure-glazed window to the rear, a ceiling light, and a central heating radiator.



OUTSIDE

To the rear, the property enjoys a spacious, low-maintenance garden divided into separate areas. Features include raised flower beds, mature trees, shrubs and plants, a gravelled section, and a hardstanding ideal for patio furniture or a shed, as well as a lawned area. The garden is fully enclosed with perimeter fencing and benefits from a timber side gate providing access to the driveway and detached garage. The garage, with an up-and-over door, offers additional storage space, while the driveway provides off-street parking for several vehicles and includes a connection for an EV charger. To the front, the property is complemented by a lawned area with mature shrubs and plants, creating an attractive and welcoming entrance.





ADDITIONAL INFORMATION

EPC rating – C-78

Property tenure – Freehold

Council tax band – D

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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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

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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.

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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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