



**HOUSE
STYLE**
Mid Terraced
House

**RECEPTION
ROOMS**
2

BEDROOMS
3

EPC RATING
E

A MUST VIEW

SUPERBLY PRESENTED AND DECEPTIVELY SPACIOUS INNER TERRACE

Comprehensively re-appointed by our vendor clients to an extremely high standard and also benefiting from a loft conversion to provide a generous principal bedroom this stone fronted inner terrace enjoys a highly convenient setting within walking distance of the centre of Penistone. With gas heating and UPVC double glazing we feel the most discerning of purchasers will not fail to be impressed. The accommodation on offer comprising lounge, dining room, kitchen with farmhouse oak style units and integrated appliances, useful cellar with utility, two first floor bedrooms and superb bathroom, whilst to the second floor is a generous principal bedroom. There is also a forecourt to the front and enclosed yard to the rear.

£750 pcm

 **rightmove**
the UK's number one property site

follow us **twitter**

Property Details



LOUNGE 4.14m(13'7)x4.14m(13'7) A beautifully presented principal reception room which displays feature beams to the ceiling whilst the focal point of the room is a contemporary styled raised and inset living coal gas fire having remote controlled operation. There is also a radiator with decorative cover, picture rail and dado rail to the walls, whilst the room enjoys an open plan aspect to the adjoining dining room.



DINING ROOM 4.17m(13'8)x3.66m(12') A well proportioned second reception room with rear facing window providing natural light, there is also a radiator with decorative cover, dado rail to the walls and attractive dark oak spindle staircase which rises to the first floor. Furthermore, access is also provided to the basement area.



KITCHEN 2.90m(9'6)x2.01m(6'7) Presented in the farmhouse style, being fitted with a range of quality oak fronted units comprising an inset sink with cupboards under, there are further base and wall mounted units and also a good expanse of granite worktop surfaces complemented by concealed lighting to the underside of the wall units. There is tiling to the floor, a wall mounted plate rack and the sale will include the integrated stainless steel double oven, 4 ring gas hob, extractor canopy, dishwasher and larder fridge.

CELLAR AREAS Comprising of 2 separate rooms measuring 4.09m(13'5)x2.46m(8'1) and 2.64m(8'8)x2.44m(8'0) respectively, the larger of the 2 rooms being presented as a utility room having plumbing facilities for an automatic washing machine.



BEDROOM TWO 4.32m(14'2)x2.57m(8'5) extending to 13'8 This front facing bedroom provides a radiator whilst a double glazed window ensures good levels of natural light to the room.



BEDROOM THREE 4.04m(13'3)x2.97m(9'9) With rear facing window, picture rail to the walls, radiator and also enjoying a most pleasant outlook over adjacent gardens and woodland.



BATHROOM Presented to a quite superb standard, having full height tiling to the walls with further tiling to the floor and fitted with a white suite comprising a roll top bath set on ball and claw feet, pedestal wash hand basin, low flush WC and corner shower. There is also heated chrome towel rail.



First Floor Landing Having a dado rail to the walls, feature ceiling beams, radiator with decorative cover and also useful storage cupboard set beneath the second floor staircase.

SECOND FLOOR

BEDROOM ONE 3.76m(12'4)x4.88m(16') A very well proportioned principal bedroom having laminate flooring throughout, there is also a radiator with decorative cover, dado rail to the walls and Velux skylight window to the rear elevation providing a most pleasant outlook.





OUTSIDE To the front is a forecourt garden whilst to the rear is an enclosed sitting area beyond which is a pedestrian/vehicular access way providing access to neighbouring dwellings.

SERVICES All mains are laid to the property

HEATING A gas fired heating system is installed

DOUBLE GLAZING The property benefits from sealed unit double glazing

DIRECTIONS Proceed out of the centre of Penistone along High Street, turn left onto Green Road and the property will be found on the right hand side.

LANDLORD STIPULATIONS There are to be NO SMOKERS and NO PETS in the property.

BOND A bond of £860.00 is payable in advance

IB/SP

For More information please contact our office on 01226 767766, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at penistone@butcherez.co.uk

DISCLAIMER

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.