



## Cotefield Place, Penistone

**PRICE: £185,000**

- THREE BEDROOM SEMI DETACHED
- MODERN FITMENTS THROUGHOUT
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- OFF STREET PARKING
- GARDEN TO FRONT & REAR
- CLOSE TO LOCAL AMENITIES, SCHOOLS &

OCCUPYING A QUIET POSITION ON THIS HIGHLY REGARDED DEVELOPMENT IS THIS WELL PRESENTED, THREE BEDROOM, SEMI DETACHED PROPERTY, LOCATED AT THE TOP OF THIS SMALL CUL DE SAC. IDEALLY SUITED TO THE YOUNG COUPLE, FAMILY OCCUPIER OR DOWN SIZER.

Viewing: Contact the agents

Appointment date/time:

**Draft brochure - awaiting approval**

## Accommodation Comprises

Occupying a quiet position on this highly regarded development is this well presented, three bedroom, semi detached property, located at the top of this small cul de sac. Ideally suited to the young couple, family occupier or down sizer and is well located between St John's and Springvale School, having easy access to the Trans Pennine Trail, Penistone town centre and its associated amenities.

### ENTRANCE

A composite double glazed entrance door opens into an entrance hallway, having a radiator and gives access to the W.C. and lounge.

### W.C.

Features a low flush W.C., corner wash hand basin with tiled splash back, vinyl finish to the floor, radiator, frosted double glazed window and an electrical consumer unit.

### LOUNGE

15' 9" x 15' 1" (4.8m x 4.6m)

A front facing reception room, having a double glazed window, radiator, timber balustrade staircase to the first floor, a secondary side window providing light within and provides access to the open plan dining kitchen.

### OPEN PLAN DINING KITCHEN

15' x 9' 8" (4.57m x 2.95m)

A rear facing room featuring a modern fitted kitchen, having roll top work surfaces with complimentary splash back to the walls which incorporates a stainless steel sink unit with mixer tap over. There are integrated appliances including an oven, four ring gas hob and extractor hood. There is plumbing for an automatic washing machine, space for a free standing fridge freezer and a wall mounted combination boiler housed behind a unit. Having a double glazed window and French doors which give access to the rear garden, vinyl finish to the floor, radiator, second extractor and a useful under stairs storage cupboard.

### STAIRS

Staircase rises to first floor landing, having a side facing double glazed window and provides access to three bedrooms and bathroom.

### BEDROOM ONE

13' 1" x 9' (3.99m x 2.74m)

A front facing double room, having a double glazed window and a radiator.

### BEDROOM TWO

10' 9" x 8' 10" (3.28m x 2.69m)

A rear facing double room, having a double glazed window, radiator and access to the loft space.

### BEDROOM THREE

10' 9" x 6' 11" (3.28m x 2.11m)

A front facing room, having a double glazed window, radiator and an over bulk head storage cupboard.

### BATHROOM

Featuring a three piece bathroom suite comprising of a low flush W.C., pedestal wash hand basin and panel bath with shower over and a folding glass screen. There is part tiling to the walls, vinyl finish to the floor, radiator, extractor fan and a frosted double glazed window.

### EXTERNALLY

Approached to the front elevation onto a tarmac driveway providing off street parking and having paved pathways giving access to the front, side and rear. In addition to the front elevation is a lawn grass garden with decorative borders whilst to the rear is a fence enclosed lawn grass garden with a paved seating area and a secondary pebble dashed elevated seating area to the bottom corner of the garden. Please note the banking side does belong to the property.

### MEASUREMENTS

These are generally taken by electronic instruments, and whilst regularly checked for accuracy are only intended as a guide. We therefore advise that you take your own measurements where accuracy is a requirement.

### SERVICES

Mains gas. Mains electricity. Mains water. Mains drainage.

### ADDITIONAL NOTE

Fixtures and fittings by separate negotiation.

These details were prepared from an inspection of the property and information provided by the vendor on 17th March 2021.

Ref: BM/CS





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### **IMPORTANT NOTE**

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991

When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.

## FLOORPLAN