



Lyttleton Court, Penistone, Sheffield

PRICE: £110,000

- 50% SHARE (£55,000)
- 2 BEDROOMS
- GROUND FLOOR
- SPACIOUS ACCOMMODATION
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- COUNTRYSIDE VIEWS
- LOCAL SERVICES & AMENITIES

A spacious ground floor apartment backing on to open countryside enjoying the most idyllic of settings, positioned on the outskirts of this popular Pennine Market Town and glorious open countryside. Local services and amenities are close by and the M1 is within a 10 minute drive. 50% EQUITY SHARE..

Viewing: Contact the agents

Appointment date/time:

Draft brochure - awaiting approval

Accommodation Comprises

A well presented two bedroomed ground floor apartment, presenting a 50% share with equity housing. The property is located within a sought after semi rural village, commands impressive rural views to the rear elevation and benefits from gas central heating, double glazing and off road parking. The property provides immediate walking access to both open countryside and Penistone town centre; an abundance of local facilities on the doorstep.

GROUND FLOOR

A double glazed entrance door operated by security intercom system, opens into the communal hallway which in turn has a private door opening into the apartment.

RECEPTION HALL

With a radiator and a useful storage cupboard.

THROUGH LOUNGE/DINING KITCHEN

24' 6" x 10' 8" (7.47m x 3.25m)

A well proportioned room with a double glazed window commanding long distance rural views and two radiators. To the kitchen area are modern units comprising base and wall cupboards with work surfaces, incorporating a stainless steel single drainer sink unit with a mixer tap. Having partial tiling to the walls, an integral oven with four ring hob, an extractor hood, plumbing for an automatic washing machine and space for a fridge freezer. This room also houses the central heating boiler.

BEDROOM ONE

12' 4" x 9' 2" (3.76m x 2.79m)

A rear facing double room with a radiator and a double glazed window which commands rural views.

BEDROOM TWO

11' 3" x 10' 6" (3.43m x 3.2m)

A front facing room with a double glazed window and a radiator.

BATHROOM

Presented with a three piece suite finished in white, comprising a panelled bath with an electric shower over, a pedestal wash hand basin and a low flush WC. The room has partial tiling to the walls, an extractor fan, a radiator and a frosted effect double glazed window.

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.

EXTERNALLY

To the rear of the development is a communal garden which is lawned with a patio seating area and flower borders. The communal garden is shared between four apartments. The property has one allocated parking space and three visitor spots which once again are shared between the four units.

DIRECTIONS

From the centre of Penistone proceed along the High Street continuing onto Mortimer Road. Off Mortimer Road turn right onto Mortimer Drive, turning right onto Lyttleton Crescent following the road round to the end, where the car park will then be found on the left hand side of the road.

These details were prepared from an inspection of the property and information provided by the vendor on 27 April 2021.

ADDITIONAL INFORMATION

A Leasehold property with mains gas, electricity, water and drainage.

Fixtures and fittings by separate negotiation.

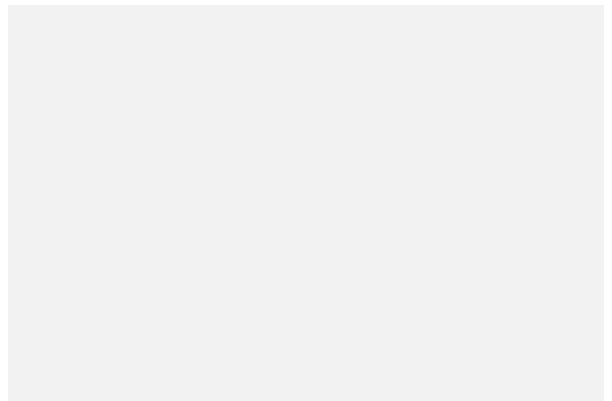
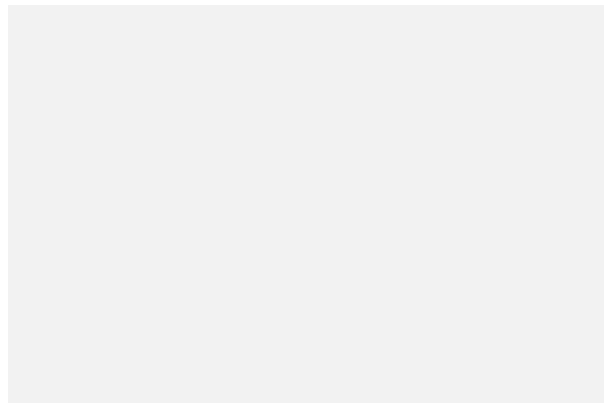
Monthly Ground Rent - £181.27

Monthly Service Charge - £126.53 which covers the building insurance, grass cutting, windows cleaning and upkeep of any communal areas.

Lease term is 125 years from 2010.

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

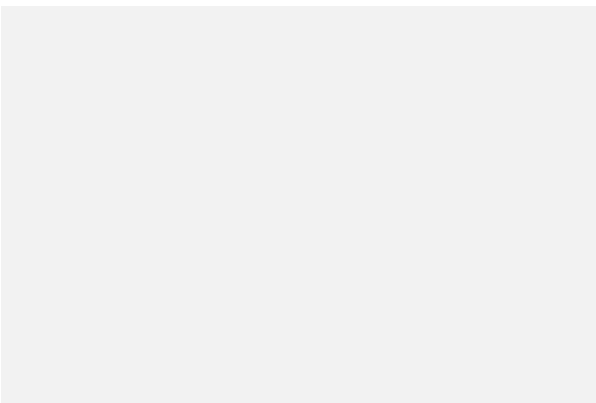
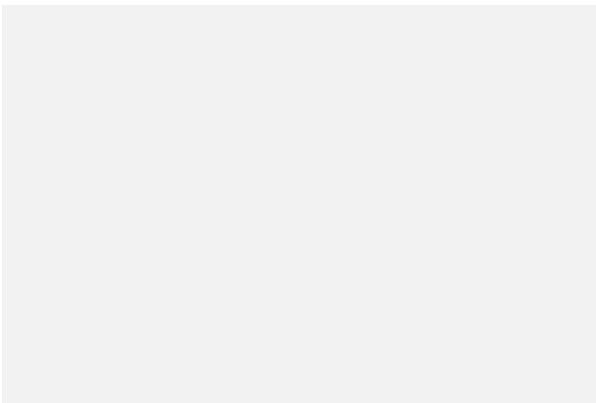
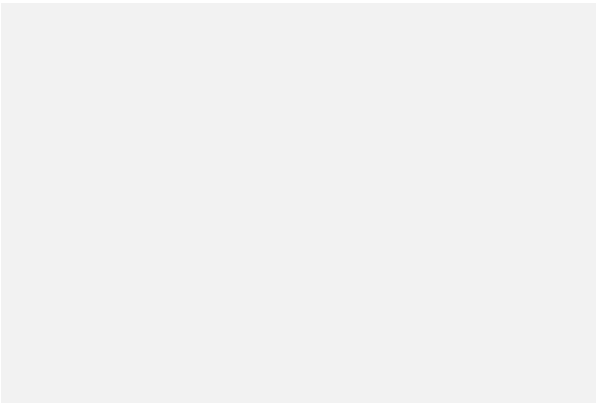
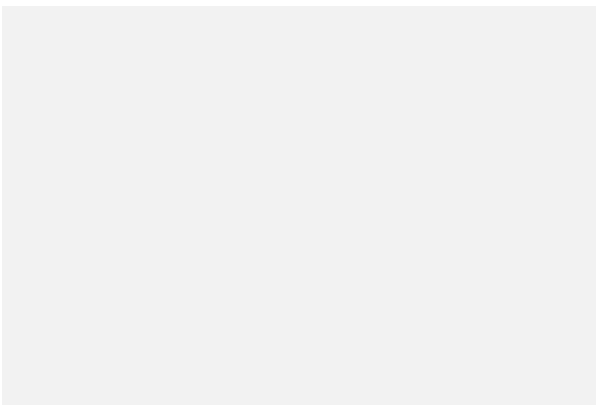


do not form the basis of any contract nor constitute any part of an offer of a contract.

LOCAL AREA

Occupying a delightful setting surrounded by glorious open countryside whilst being within walking distance of Penistone town centre which boasts both bus and train services.

The town of Penistone; a bustling traditional market town located on the edge of the Pennines holds a traditional market on a weekly basis and is surrounded by picturesque rural scenery including walks around Langsett and Scout Dyke reservoirs. The town provides an abundance of local shops ranging from small gift shops and clothes shops to mini supermarkets and a Tesco. Doctors and dentist are positioned within walking distance whilst highly regarded Pub's and Restaurants are close by. In addition larger shopping outlets are easily accessed, as is Meadowhall being only a 20 minute journey by car. The M1 is easily accessible as are surrounding commercial centres.

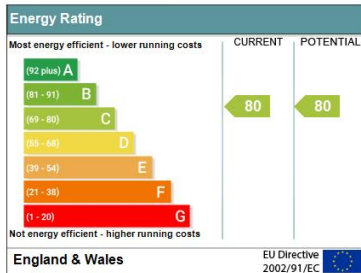


IMPORTANT NOTE

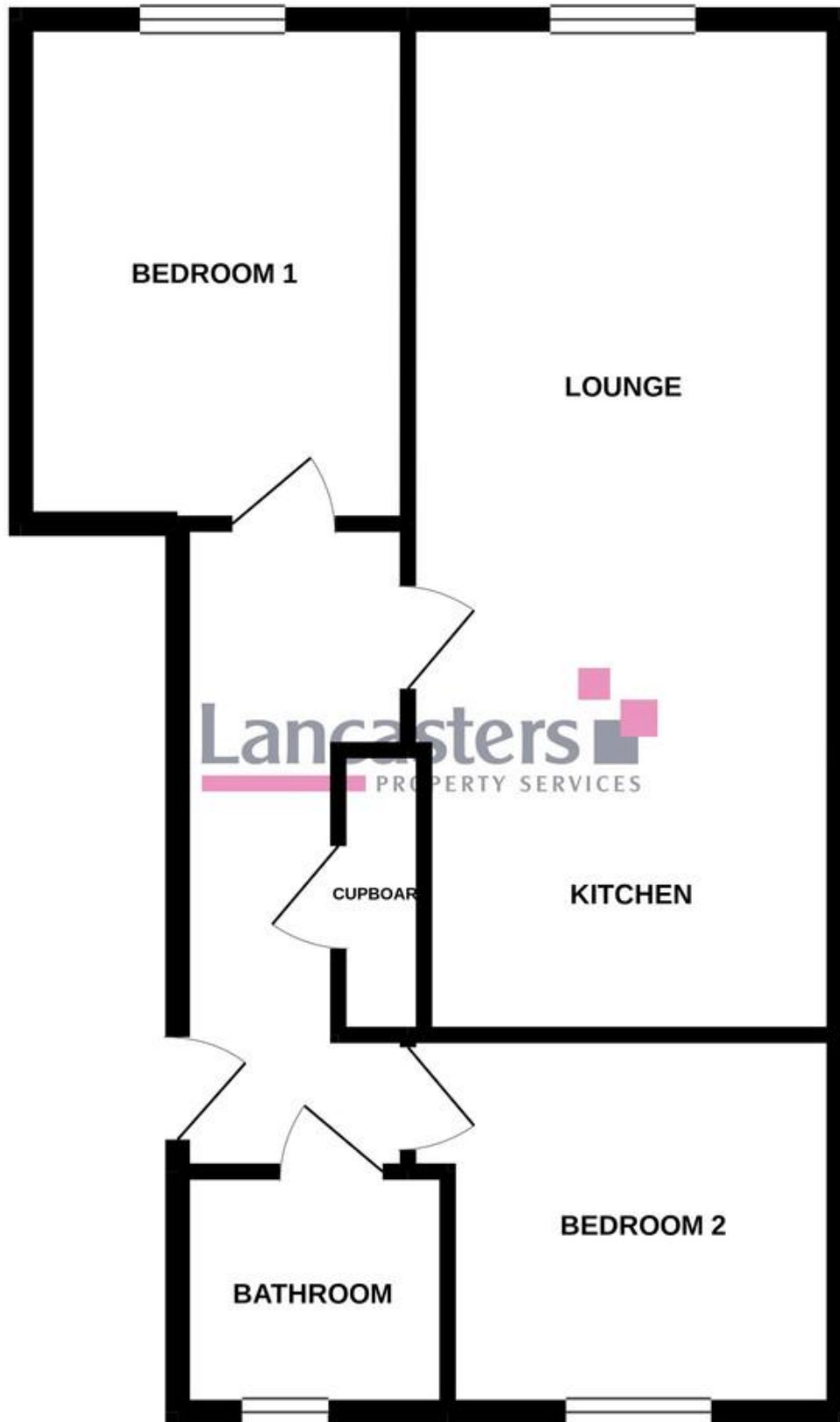
MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991

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.

Address: 2 LYTTLETON COURT, LYTTLETON CRESCENT, CUBLEY, B...
RRN: 0247-3006-5205-8079-0204



FLOORPLAN



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.