



Royd Avenue, Millhouse Green S36

PRICE: £169,950

- 3 BEDROOMS
- ENCLOSED GARDENS
- SEMI RURAL VIEWS
- MODERN FITMENTS
- SOUGHT AFTER LOCATION
- OPEN COUNTRYSIDE
- M1 ACCESS
- LOCAL SERVICES & AMENITIES

A three bedroom semi detached house presented to an excellent standard throughout offering spacious accommodation with modern fitments to the kitchen and bathroom, enclosed gardens and sought after Pennine village location.

Viewing: Contact the agents

Appointment date/time:

Draft brochure - awaiting approval

Accommodation Comprises

A three bedroom semi detached house presented to an excellent standard throughout offering spacious accommodation with modern fittings to the kitchen and bathroom, enclosed gardens and sought after Pennine village location.

The property enjoys semi rural views to the front aspect, is positioned within immediate walking distance of open countryside and is well served by local facilities which include highly regarded schools. The Trans Pennine trail is on the doorstep, the M1 motorway can be reached within a short drive and the popular market town of Penistone is within close proximity offering a variation of shops, bars and restaurants.

GROUND FLOOR

RECEPTION HALL

A hardwood timber door to the side provides access into the reception hallway, lounge, dining kitchen and bathroom. Staircase rises to the first floor landing.

LOUNGE

12' 0" x 10' 5" (3.68m x 3.18m)

A well proportioned front facing reception room with a large double glazed window with a pleasant aspect across Millhouse Green towards Hartcliffe Hill. There is a radiator, a laminate floor and a feature fireplace.

KITCHEN

12' 1" x 10' 5" (3.68m x 3.18m)

Positioned to the rear aspect of the property featuring a bespoke fitted kitchen with handleless matt grey finished doors with a work surface incorporating a granite sink unit with mixer tap over. There is an integrated oven, microwave, fridge, freezer, dishwasher and washing machine. There is a 4 ring hob and extractor hood. Splashback to walls, vinyl finish to floor, inset spot lighting, 2 large storage cupboards and a double glazed window overlooking the rear garden. A combination boiler is concealed within one of the units.

FAMILY BATHROOM

Having been recently upgraded featuring a 3 piece bathroom suite comprising a push button W.C, a P shaped panelled bath with mixer tap and shower over and a wash hand basin. There is a grey feature heated rail, partial aqua board finish to the walls, vinyl finish to floor, inset spot lighting, extractor fan and 2 obscure double glazed windows.

First Floor

LANDING

Providing access to 3 generous bedrooms and attic loft space via a hatch.

BEDROOM ONE

16' 1" x 10' 5" (4.9m x 3.18m)

A front facing double room having a pleasant aspect over Millhouse Green and surrounding areas. Having a double glazed window, radiator and alcove for wardrobes.

BEDROOM TWO

14' 8" x 8' 1" (4.47m x 2.46m)

A double aspect room with 2 double glazed windows, a radiator and a bulkhead storage cupboard.

BEDROOM THREE

8' 8" x 7' 11" (2.64m x 2.41m)

A rear facing room having a double glazed window and a radiator.

EXTERNALLY

A timber gate opens to the front garden which is mainly laid to lawn with established flowerbeds. A central path leads to the side and rear aspects. To the rear is a generous garden incorporating lawned areas and flowerbeds all set with a private enclosed boundary. There are 2 brick built outbuildings.

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.

ADDITIONAL NOTE

Fixtures and fittings by separate negotiation. A Freehold property with Mains gas, electricity, water and drainage.

DIRECTIONS

From Penistone proceed towards Millhouse Green on Thurstone Road which



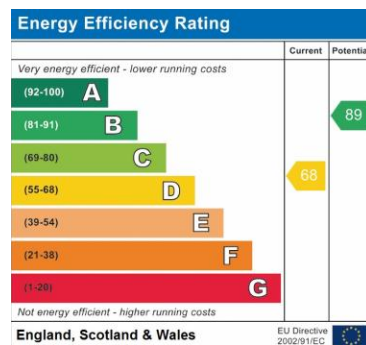
becomes Manchester Road. Turn right onto West End Avenue and then left into Royd Avenue. The property is on the right.



IMPORTANT NOTE

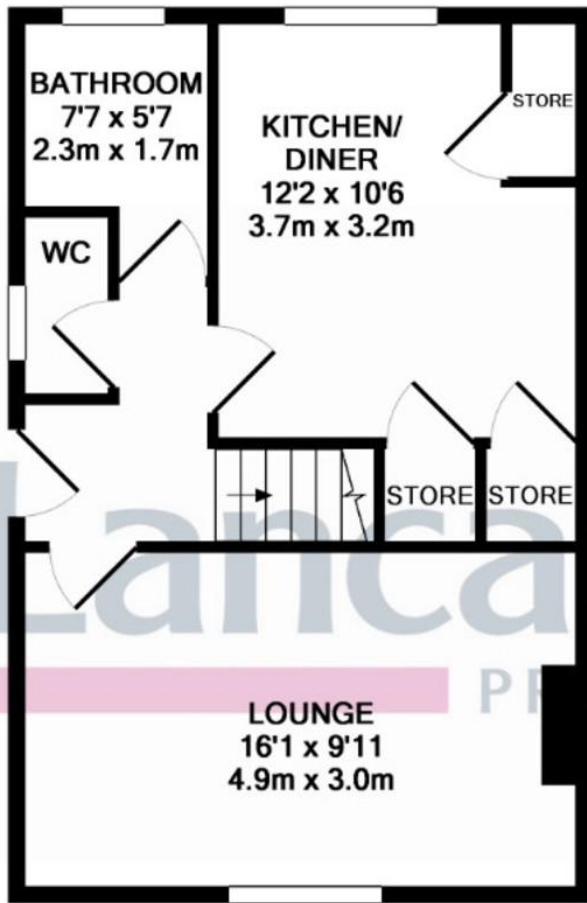
MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991

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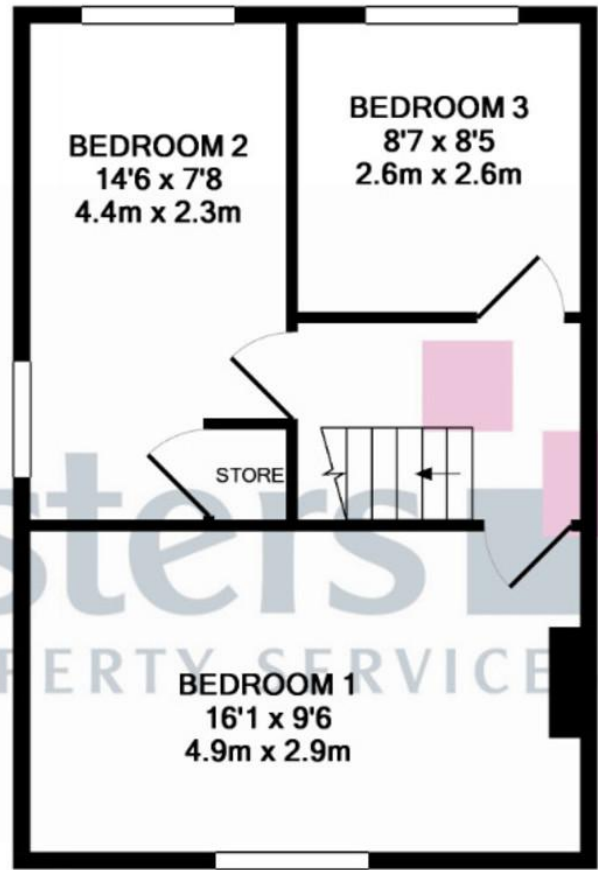


Address:
Royd Avenue, Millhouse Green

FLOORPLAN



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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