



**HOUSE
STYLE**

End of
terrace

**RECEPTION
ROOMS**

2

BEDROOMS

2

EPC RATING

D

TWO DOUBLE BED COTTAGE IN DESIRABLE SETTING – OFFERING DIRECT ACCESS TO DELIGHTFUL SURROUNDING COUNTRYSIDE – IDEALLY PLACED FOR COMMUTING TO MAJOR SOUTH AND WEST YORKSHIRE CENTRES – RENOVATED DURING OUR CLIENT’S OWNERSHIP

Enjoying a delightful setting on the outer edge of Thurgoland, providing views from the first floor and offering virtually direct access to surrounding countryside, this charming stone built semi-detached cottage has undergone a good deal of renovation during our client's ownership. Benefitting from gas fired central heating and uPVC double glazing, the accommodation provided is, we feel, somewhat larger than the external appearance may suggest, including two double bedrooms and a generous lounge and we would certainly recommend an early inspection for the accommodation provided to be fully appreciated. Comprising generous front-facing Lounge, Dining Kitchen, two first-floor Double Bedrooms, Bathroom with white suite and electric over-bath shower, enclosed sitting area to front.

£595 pcm



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Property Details

GROUND FLOOR



LOUNGE 14' 10" x 12' 11" (4.52m x 3.94m) A very well proportioned Principal Reception Room, positioned to the front of the property and displaying as a focal point, a red brick fireplace with open solid fuel grate. There are two feature beams to the ceiling and the room is heated by a single panel radiator.





DINING KITCHEN 10' 10" x 9' 11" (3.3m x 3.02m)
Providing an inset stainless steel sink unit with cupboards beneath, there are further base and wall mounted units, an expanse of worktop surfaces having ceramic tiling to the surrounds, further tiling to the floor, plumbing facilities for an automatic washing machine and a point for an electric cooker. The room is heated by a single panel radiator and access is also offered to a useful understairs storage area.

FIRST FLOOR



BEDROOM ONE 12' 11" x 9' 4" (3.94m x 2.84m) This front-facing Principal Double Bedroom provides most pleasant views down Thurgoland Hall Fold, over surrounding countryside and is heated by a single panel radiator and also provides a built-in double-fronted storage cupboard which contains the Pro gas fired combination heating boiler.



BEDROOM TWO 11' 3" x 10' 10" (3.43m x 3.3m) This rear-facing double bedroom is once again heated by a single panel radiator and provides a built-in double fronted storage cupboard.



BATHROOM 9' 3" x 5' 1" (2.82m x 1.55m) Providing a three piece suite in white comprising of a panel bath with Mira electric shower over, pedestal wash hand basin and low flush WC. There is full-height tiling to one wall and the bath surround and the room is heated by a single panel radiator.

LANDING With rear-facing window providing natural light and also having a loft access facility.

OUTSIDE The property enjoys the use of a compact enclosed sitting area to the front elevation.

SERVICES All mains are laid to the property.

HEATING A gas fired central heating system is installed.

DOUBLE GLAZING The property benefits from uPVC sealed unit double glazing.

DIRECTIONS Turn off Thurgoland Hall Lane on to Thurgoland Hall Fold and the property will be found on the left-hand side, set back from the main carriageway.

IB/JL PROPERTY DETAILS PREPARED 28TH APRIL - NOT YET VERIFIED BY LANDLORD.



**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**

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