



HOUSE STYLE
End Terraced House

RECEPTION ROOMS
2

BEDROOMS
2

EPC RATING
D

Impeccably presented

IMPECCABLY PRESENTED TWO DOUBLE BED STONE END TERRACE – HIGHLY DESIRABLE SETTINGS WITH GORGEOUS REAR FACING VIEWS – ONLY A SHORT WALK FROM POT HOUSE HAMLET AND THE VILLAGE SCHOOL – IDEAL COMMUTER LOCATION – SURROUNDED BY AN EXTENSIVE FOOTPATH NETWORK

DESCRIPTION We are delighted to offer to the market this impeccably presented, two double bedroom end of terrace, a property which we feel will be particularly suited not only to the first-time buyer or younger family purchaser but also the professional couple and downsizer. Overlooking well-proportioned yet ultimately manageable lawned gardens to the rear with generous patio areas, it also further enjoys a wonderful outlook to the rear over surrounding countryside with views over the Waggonway towards Silkstone golf club. There are various facilities within the village, including a highly regarded primary school and the Pot House Hamlet, whilst Junction 37 of the M1 motorway is only a short distance away, making it ideal for the daily commuter. With gas heating and uPVC double glazing, the accommodation provided extends to generous Entrance Porch, Entrance Hall, front-facing Lounge, Dining Kitchen with integrated appliances, two first-floor Double Bedrooms, Bathroom with white suite, generous block paved driveway and garden to front, well proportioned, principally lawned rear garden.

£189,950



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Property Details



GROUND FLOOR

ENTRANCE PORCH 5' 0" x 6' 0" (1.52m x 1.83m)
This well-proportioned entrance to the property proves an ideal location for the storage of outdoor clothing and footwear. It exhibits slate effect laminate flooring and is heated by a single panel radiator.

ENTRANCE HALL With staircase rising to the first floor and having a single panel radiator and in turn giving access to the following ground floor accommodation.



LOUNGE 14' 1" x 11' 3" (4.29m x 3.43m) This very well-proportioned Principal Reception Room is positioned to the front of the property, the focal point of the room being a most attractive plaster fireplace surround with slate hearth and inset and open grate. There is a rose and cornice to the ceiling and a single panel radiator.



KITCHEN 14' 4" x 7' 4" (4.37m x 2.24m) Providing an excellent range of white gloss effect units to base and eye level including a good expanse of worktop surfaces having ceramic tiling to the surrounds, concealed lighting to the underside of the wall units, tile effect laminate flooring, plumbing facilities for an





automatic washing machine, a double panel radiator and the sale will include the integrated Candy oven, four ring ceramic hob with extractor canopy over, fridge and freezer. A very useful understairs store exhibits ceramic tiling to the floor and also contains the gas fired combination heating boiler.

FIRST FLOOR



BEDROOM ONE 12' 1" x 11' 2" (3.68m x 3.4m) A front-facing Principal Double Bedroom, enjoying a most pleasant outlook and heated by a single panel radiator and providing a very generous built-in, double-fronted, bulk-head wardrobe with display shelves to the right-hand side.



BEDROOM TWO 10' 7" x 8' 5" (3.23m x 2.57m) This rear-facing Double Bedroom enjoys a wonderful outlook over surrounding countryside with views towards Silkstone golf club. It is heated by a single panel radiator and also provides a corner, built-in, shelved storage cupboard.





BATHROOM 7' 5" x 5' 8" (2.26m x 1.73m) Having part-ceramic tiling to the walls and providing a three-piece suite in white comprising of a 'P' shaped bath with shower screen and Triton T80 electric shower over, pedestal wash hand basin, low flush WC and double panel radiator.

LANDING A side-facing window provides natural light and there is also a loft access facility.



OUTSIDE To the front of the property, a sliding wrought iron driveway gate provides entrance to a very generous block paved parking pad with adjacent, established garden area. A footpath to the left-hand elevation gives access to the rear of the property where there is a paved patio adjacent to the rear elevation. Beyond this is a generous lawn with further concrete and paved patio area towards the rear boundary. There is also a timber garden shed included in the sale.

SERVICES All mains are laid to the property.

HEATING A gas fired heating system is installed.

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

TENURE We understand the property to be Freehold.

DIRECTIONS Postcode: S75 4JY - for SatNav purposes.



In the centre of the village turn on to Silkstone Lane, which is signposted Cawthorne, proceed past the junction with Guest Lane on the right-hand side and the property will be found immediately after this on the right-hand side.





IB/JL PROPERTY DETAILS PREPARED 28
SEPTEMBER - NOT YET VERIFIED BY VENDOR.



**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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