



<b>HOUSE STYLE</b> End Terraced House
<b>RECEPTION ROOMS</b> 2
<b>BEDROOMS</b> 3
<b>EPC RATING</b> TBC
<b>HIGHLY REGARDED SETTING</b>

**OUTSTANDING RECENTLY RENOVATED THREE BED END OF TERRACE - HIGHLY REGARDED VILLAGE SETTING - OFFERED WITH IMMEDIATE AVAILABILITY - ENJOYING EXCELLENT RAIL AND ROAD LINKS - ONLY A SHORT WALK FROM THE TRANS PENNINE TRAIL - WILL SUIT THE PROFESSIONAL COUPLE/DOWNSIZER/FAMILY TENANT**

**DESCRIPTION** This outstanding end of terrace has recently been the subject of a high quality Scheme of Renovation and Extension to result in a superb property now offered to the market. Benefitting from gas central heating and uPVC double glazing, a high level of appointment and presentation is offered throughout and as properties of this quality are infrequently offered to the lettings market in the village, we would recommend an early inspection. The front entrance door opens into a hallway where a staircase rises to the first floor, a second door from the hall then leads through to the generous Lounge/Dining Room, this measuring 15'2" x 22'2". The room also enjoys an open plan aspect to the Kitchen, this being highly appointed and providing an extensive range of base and eye level cupboards along with integrated appliances which include a double oven, hob, extractor fan, fridge, freezer and washing machine. To the first floor there are two Double Bedrooms and an excellent Bathroom with over bath shower. To the

**£895 pcm**



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## Property Details



second floor there is a third Double Bedroom which also enjoys an Ensuite Cloakroom/WC. Outside, to the rear, there is a hard surface sitting area which can also be used as a private parking apron.

### GROUND FLOOR

#### ENTRANCE HALLWAY

LOUNGE/DINING ROOM 22' 2" x 15' 2" (Reducing to 11'9" x 9'9") (6.76m x 4.62m)

KITCHEN 14' 4" x 9' 2" (4.37m x 2.79m)

### FIRST FLOOR

BEDROOM ONE 11' 11" x 9' 0" (Rear facing) (3.63m x 2.74m)

BEDROOM TWO 9' 8" x 9' 2" (Front facing) (2.95m x 2.79m)

BATHROOM 8' 7" x 5' 8" (2.62m x 1.73m)

### SECOND FLOOR

ATTIC BEDROOM THREE 12' 9" x 8' 4" (Plus cloakroom/WC) (3.89m x 2.54m)

SERVICES All mains are laid to the property.

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

HEATING A gas fired central heating system is installed.



**LANDLORD STIPULATIONS** The Landlord stipulates there are to be No Smokers in the property.





**For More information please contact our office on 01226 767766, view our website [www.butcherez.co.uk](http://www.butcherez.co.uk), see us on [www.twitter.com/butcherez](https://www.twitter.com/butcherez) or email us at [penistone@butcherez.co.uk](mailto:penistone@butcherez.co.uk)**

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