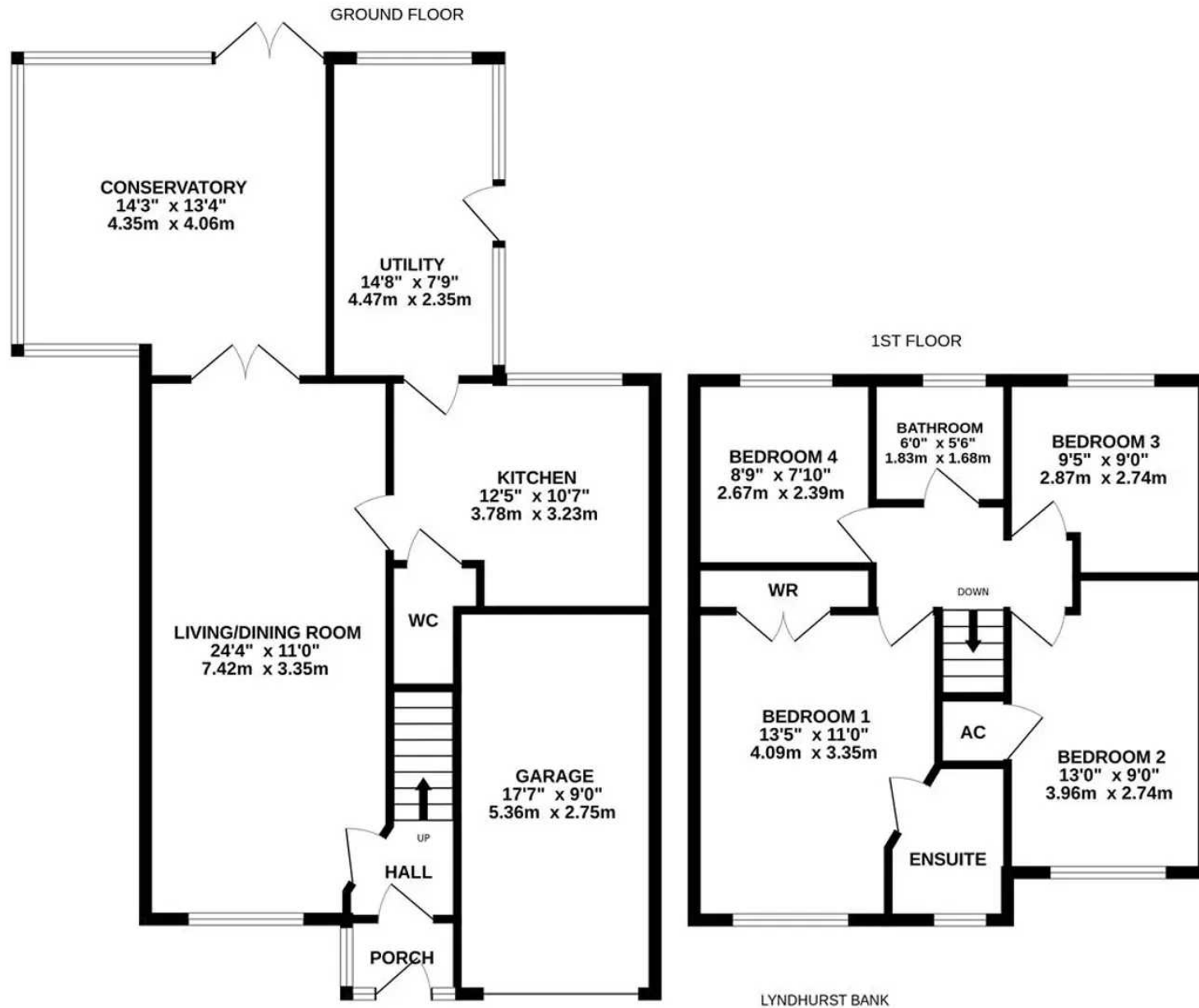




1 Lyndhurst Bank, Penistone
Sheffield

£375,000



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1 Lyndhurst Bank

Penistone, Sheffield

OCCUPYING A CONVENIENT POSITION ON THIS HIGHLY REGARDED CUL-DE-SAC, WE OFFER TO THE MARKET THIS SIGNIFICANTLY EXTENDED FOUR BEDROOM DETACHED FAMILY HOME, OFFERING READY TO MOVE INTO ACCOMMODATION IN THIS HIGHLY CONVENIENT LOCATION, CLOSE TO PENISTONE'S LOCAL AMENITIES, SCHOOLING AND TRANS PENNINE TRAIL. THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor entrance porch, entrance hallway, downstairs W.C., kitchen, living/dining room, utility/garden room and spacious conservatory. To the first floor there are four bedrooms including the master bedroom with en-suite and family bathroom. Outside there are gardens to the front and to the rear, driveway providing off street parking leading to the integral garage, which offers further off street parking and scope for further conversion if so desired. With houses of this type in such high demand, we advise an early viewing to fully appreciate the accommodation on offer. The EPC rating is C-72 and the council tax band is D.





ENTRANCE PORCH

Entrance gained via uPVC and obscure glazed door into the entrance porch, with inset ceiling light and uPVC double glazed windows to two elevations.

ENTRANCE HALLWAY

Composite and decoratively glazed door then opens through to the entrance hallway. With ceiling light, coving to the ceiling, central heating radiator, wood effect flooring and staircase rising to the first floor. A door opens through to the living/dining room.

LIVING/DINING ROOM

A fabulous open plan space incorporating living and dining spaces, with ample room for lounge and dining furniture. There are two ceiling lights, coving to the ceiling, two central heating radiators and wood effect flooring and uPVC double glazed window to the front. Twin french doors, in uPVC open through to the conservatory and further door opens to the kitchen.

DOWNSTAIRS W.C.

Comprising of a two piece white suite in the form of close coupled W.C. and pedestal basin with chrome taps over. There is ceiling light and a central heating radiator.



KITCHEN

With a range of wall and base units in a wood effect with contrasting laminate worktops and tile splash backs. There are integrated appliances in the form of Bosch electric oven with four burner gas hob and stainless steel splash back and a chimney style extractor fan over. There is space for an American style fridge freezer, plumbing for a dishwasher and one and a half bowl stainless steel sink with chrome mixer tap over. The room is lit by inset ceiling spotlights, further under cupboard lighting, central heating radiator and natural light gained via uPVC double glazed window to the rear. There is also access to the downstairs W.C. and further composite and obscure glazed door giving access to the utility/garden room.

UTILITY/GARDEN ROOM

Forming part of the extension to the home, part of the room has a utility space which has a range of wall and base units in a cream shaker style with laminate worktops and tiled splash backs. There is plumbing for a washing machine, space for a tumble dryer and there is a stainless steel sink with chrome mixer taps over. The room has a central heating radiator, pitched roof, uPVC double glazing to two sides and door leading out. There is also room for lounge furniture if so desired. Door then opens through to the conservatory.

CONSERVATORY

Of excellent proportions, this versatile reception space is currently used as a games room. This room can also be accessed via the twin french doors from the living/dining room. Under a pitched roof the room has ceiling light with a ceiling fan, two central heating radiators and uPVC double glazing to three sides, with twin french doors leading out to the rear garden.



INTEGRAL GARAGE

From the entrance hallway a door opens through to the garage. Having been partly converted, this has ceiling light and accessed via up and over door to the front and here we find the boiler. This space provides off street parking or could be used as a gym or potential conversion to additional reception space given necessary planning and consents.

FIRST FLOOR LANDING

From entrance hallway, the staircase rises to the first floor landing with ceiling light and access to the loft via a hatch. Here we gain entrance to the following rooms.

BEDROOM ONE

An excellently proportioned principle bedroom with built in wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the front.

EN-SUITE SHOWER ROOM

Comprising a three-piece white suite in the form of a close coupled W.C., pedestal basin with chrome taps over and shower enclosure with chrome mixer shower within. There is ceiling light, extractor fan, central heating radiator and obscure uPVC double glazed window to the front.

BEDROOM TWO

A further double bedroom front facing, with ceiling light, central heating radiator, uPVC double glazed window and access to the cupboard above the stairs.



BEDROOM THREE

A further double bedroom, positioned to the rear of the home. With ceiling light, central heating radiator and uPVC double glazed window.

BEDROOM FOUR

Currently used as a study, this further well sized bedroom has ceiling light, central heating radiator and uPVC double glazed window to the rear.

HOUSE BATHROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over and bath with chrome taps. There is ceiling light, extractor fan, shaver socket, full tiling to the walls, central heating radiator and obscure uPVC double glazed window to the rear.

OUTSIDE

To the front of the home, there is a tarmacked driveway providing off street parking with a block paved path and artificial grass space and dwarf brick wall. To the rear there is an enclosed garden with perimeter walling and fencing.





VIEWING:

For an appointment to view, please contact the Penistone Office on 01226 762400.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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