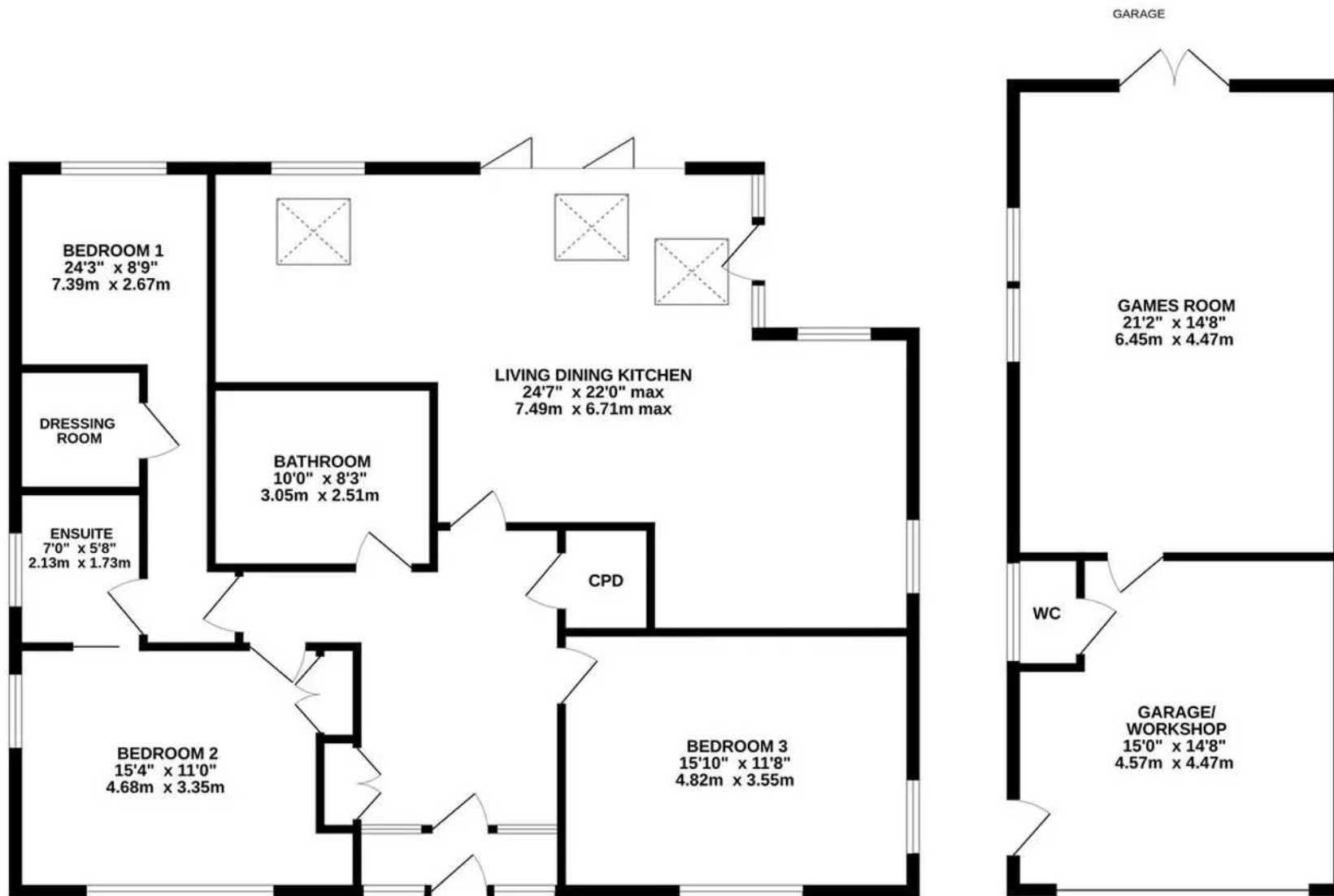




67 Mortimer Road, Penistone
Sheffield

£525,000



MORTIMER ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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67 Mortimer Road

Penistone, Sheffield

OCCUPYING A FABULOUS POSITION WITH FAR REACHING VIEWS TO THE REAR, WE OFFER TO THE MARKET THIS UNIQUE DETACHED THREE BEDROOM TRUE BUNGALOW, BEAUTIFULLY IMPROVED THROUGHOUT BY THE CURRENT VENDOR AND OFFERING FANTASTIC EXTENDED ACCOMMODATION WITH INTERCHANGEABLE LIVING SPACES AND SIGNIFICANT DETACHED GARAGE/WORKSHOP. WHICH COULD LEND ITSELF TO BEING UTILIZED AS A SELF CONTAINED ANNEXE, OFFICE SPACE OR STUDIO, GIVEN NECESSARY PLANNING AND CONSENTS. A PERIOD HOME WITH CONTEMPORARY FIXTURES AND FITTINGS, THE ACCOMMODATION BRIEFLY COMPRISES; Entrance porch, spacious entrance hallway with access to a loft hatch which could be converted to create further living accommodation space or an ideal space for a hobby/family room if so desired with given necessary planning and consents, open plan living/dining kitchen with integrated appliances, granite worktops and breakfast bar, three double bedrooms, including master with Jack and Jill en-suite and walk in dressing room, detached garage/workshop offering space for hobbies, further off-street parking for numerous vehicles with potential for conversion, given necessary planning and consents. The home enjoys this pleasant position bordering open fields and must be viewed to be fully appreciated.

- THREE DOUBLE BEDROOMS
- EXTENDED ACCOMMODATION
- DETACHED TRUE BUNGALOW

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ENTRANCE PORCH

Entrance gained via composite and obscure glazed door with matching side panels into the entrance porch. Ornate stained glass and leaded timber door with ornate side panels, opens through to the entrance hallway.

ENTRANCE HALLWAY

A spacious entrance hallway, with two ceiling lights, coving to the ceiling, central heating radiator, wood effect Karndean flooring in a Herringbone design and built in hanging space with further built in cupboard. There is also access to the loft* via a hatch. Here we gain access to the following rooms. * LOFT: This space if converted, could offer further living accommodation space or an ideal space for a hobby/family room if so desired, given necessary planning and consents.

LIVING/DINING KITCHEN

A superb open plan space incorporating reception spaces and kitchen. The kitchen itself has a range of wall and base units in a white wood shaker style with contrasting solid granite worktops with matching upstands and splashbacks, further complimented by a tiled floor throughout. The kitchen has integrated appliances in the form of dishwasher, washing machine, space for further integrated tumble dryer, integrated fridge and freezer and space for a Range cooker with chimney style extractor fan over. The kitchen area has inset ceiling spotlights with further under cupboard lighting and there is a breakfast bar seating area. The open plan area has ample room for dining table and chairs and lounge furniture.



The room is positioned under an apex roof with an abundance of natural light gained via three Velux skylights, rear window and bi-fold aluminium doors, giving access to the rear garden and there is an additional uPVC double glazed door to the side. There is a further uPVC double glazed window to the side and two further windows in the kitchen area. The living space has further inset ceiling spotlights and pendant lighting over the dining space and three contemporary vertical radiators. A hatch gives access to under floor storage.



BEDROOM ONE

A self-contained principal bedroom with double sleeping area. There is ceiling light, central heating radiator, access to the loft via a hatch and uPVC double glazed window to the rear enjoying far reaching views over neighbouring fields beyond. Door opens to Jack and Jill en-suite shower room and a further door opens to a walk-in wardrobe.

WALK IN DRESSING ROOM

Offering significant hanging space and storage.

JACK AND JILL EN-SUITE SHOWER ROOM

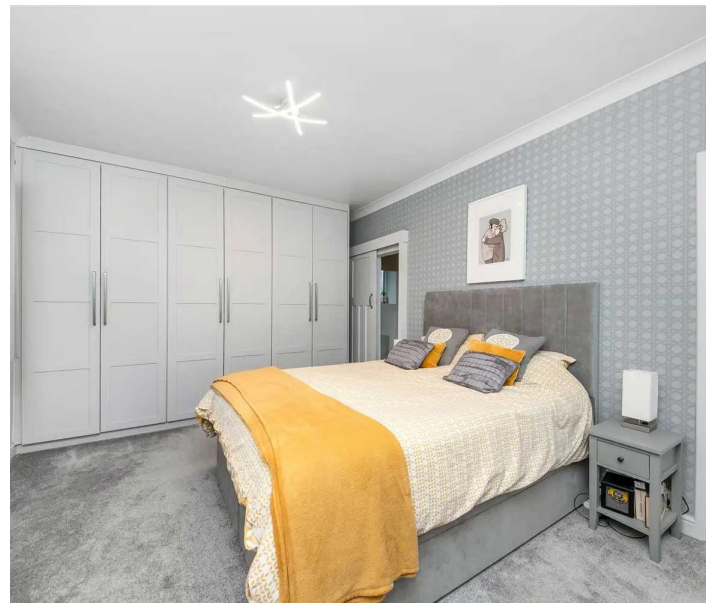
Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and shower enclosure with chrome mains fed mixer shower within. There are inset ceiling spotlights, tiled floor, extractor fan and chrome towel rail/radiator. Natural light is provided by an obscure uPVC double glazed window to the side.

BEDROOM TWO

A front facing, further double bedroom with fully fitted wardrobes, built in cupboard, ceiling light, coving to the ceiling, central heating radiator and natural light gained via double glazed window. A sliding door leads to the Jack and Jill en-suite

BEDROOM THREE

A front facing double bedroom with ceiling light, central heating radiator and uPVC double glazed windows to the front and side.





FAMILY BATHROOM

A luxury bathroom boasting a five piece sanitary ware suite in the form of low level W.C., basin sat within vanity unit with chrome mixer tap over, bidet with chrome mixer tap, shower enclosure with mains fed Mira mixer shower within and contemporary Victoria and Albert bath with chrome mixer tap over. There are inset ceiling spotlights, extractor fan, tiled floor, chrome towel rail/radiator and natural light is gained via glass bricks from the dining/family room.

OUTSIDE

In the front, rolling electrically operated gates open onto the tarmacked driveway, providing off street parking for numerous vehicles running alongside the house. To the front of the property, there are two lawned garden areas, separated by a pedestrian path with mature plants, shrubs and trees enclosed with perimeter fencing. The driveway in turn leads to the garage and a gate that opens to the rear garden. A spacious rear garden, with two terraced areas with artificial grass and a flagged patio seating area directly from the bi-fold doors to the rear. At the bottom of the garden there is a flagged patio seating area. The garden has wood and composite perimeter fencing with stunning views of the open fields. The garden enjoys a high degree of privacy and there is also access to the store at the rear of the garage.



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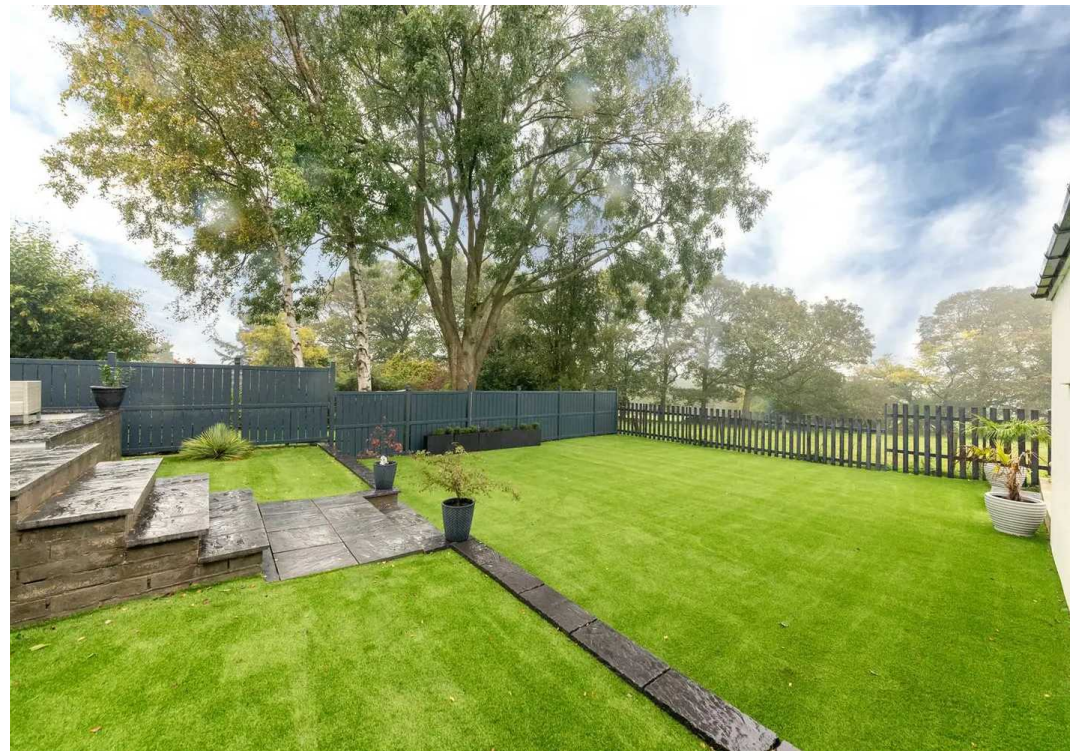


GARAGE

A truly fantastic substantial garage/workshop offering significant flexible space and is accessed via a remote control operated industrial roller shutter door, further personal door to the side and uPVC double glazed window to the side and rear. The building is separated into two principal areas, with a store/garage area to the front which provides off-street parking. A further door opens to the bar/games room, having been amended by the current vendor this area is now utilised as a bar/entertainment reception space, but again could be converted into a fully contained annexe/studio/home office, given the necessary planning and consents.

ADDITIONAL INFORMATION

We are informed by the vendor that the windows and doors have been recently replaced and there is access to a chimney in bedroom three, due to the previous owners having a log burner in this room.



ADDITIONAL INFORMATION

The EPC Rating is D- 69 and the council tax band is E. We are informed by the vendor that the property is freehold. We are informed by the vendor that the windows and doors have been recently replaced and there is access to a chimney in bedroom three, due to the previous owners having a log burner in this room.

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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



Simon Blyth Estate Agents

Simon Blyth Estate Agents, Regent Court St. Marys Street - S36 6DT

01226 762400

penistone@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
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