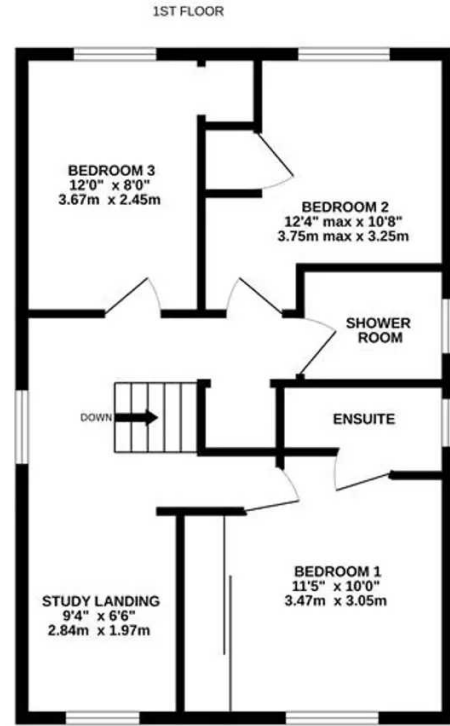
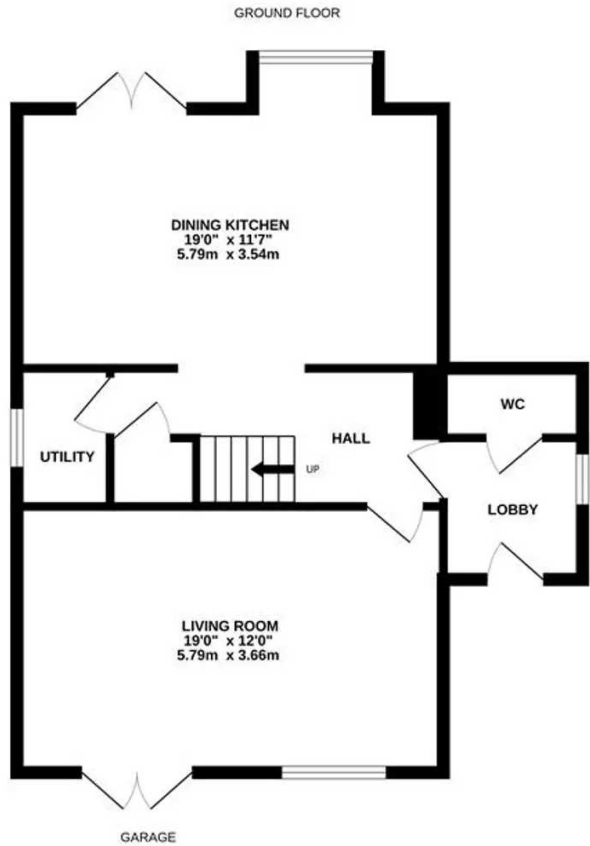




**16 Wellhouse Way, Penistone**  
Sheffield

**£375,000**





WELLHOUSE WAY

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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## 16 Wellhouse Way

Penistone, Sheffield

A SUPERB DETACHED FAMILY HOME, FINISHED TO AN EXCELLENT HIGH QUALITY STANDARD WITH CONTEMPORARY FIXTURES AND FITTINGS THROUGHOUT. LOCATED ON THIS QUIET RESIDENTIAL CUL-DE-SAC, CLOSE TO PENISTONE'S LOCAL AMENITIES, TRANSPORT LINKS, TRANS PENNINE TRAIL AND GRAMMAR SCHOOL. WITH EXCEPTIONAL QUALITY ON OFFER THROUGHOUT, THIS BEAUTIFUL FAMILY HOME OFFERS INDIVIDUAL INTERNAL ACCOMMODATION WITH THREE DOUBLE BEDROOMS AND OPEN LANDING, CREATING A WORK FROM HOME OFFICE. ORIGINALLY BUILT AS A FOUR BEDROOM PROPERTY, THIS HAS BEEN AMENDED TO THE CURRENT CONFIGURATION BY THE CURRENT VENDOR AND NOW HAS THE FOLLOWING LAYOUT: to the ground floor, entrance porch, downstairs W.C., inner hall, spacious living room, superb open plan dining kitchen with high quality fixtures and fittings and integrated appliances and the downstairs has a mixture of wooden and rubber flooring. To the first floor, there are the aforementioned three double bedrooms, including master with en-suite, family shower room, open landing creating a versatile space and continuation of the rubber flooring with tiled flooring in the shower room. Outside the home enjoys a corner plot position, with a low maintenance decked garden to the rear and off street parking in front of the double garage.





### **ENTRANCE PORCH**

Entrance is gained via composite and obscure glazed door into the entrance porch. Forming part of the extension of the home, there are inset ceiling spotlights, central heating radiator, uPVC double glazed window to the side with window seat, various built in cupboards and a hard wearing rubber studded floor. A door opens through to the downstairs W.C.

### **DOWNSTAIRS W.C.**

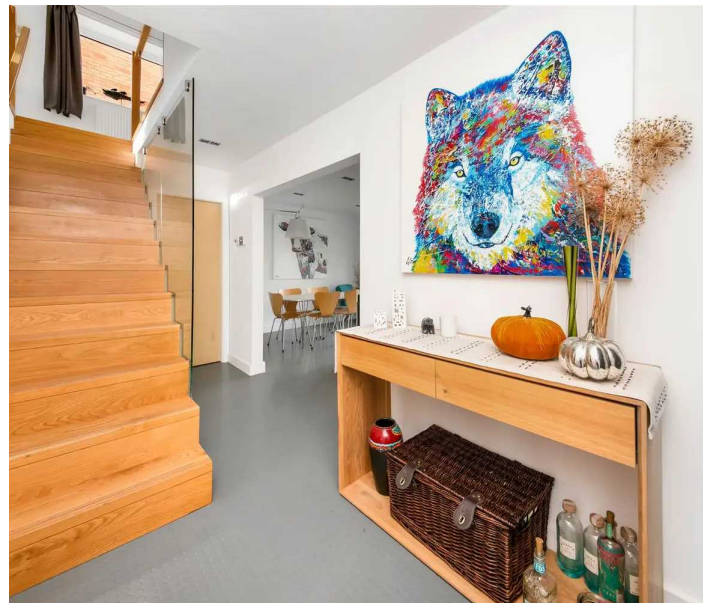
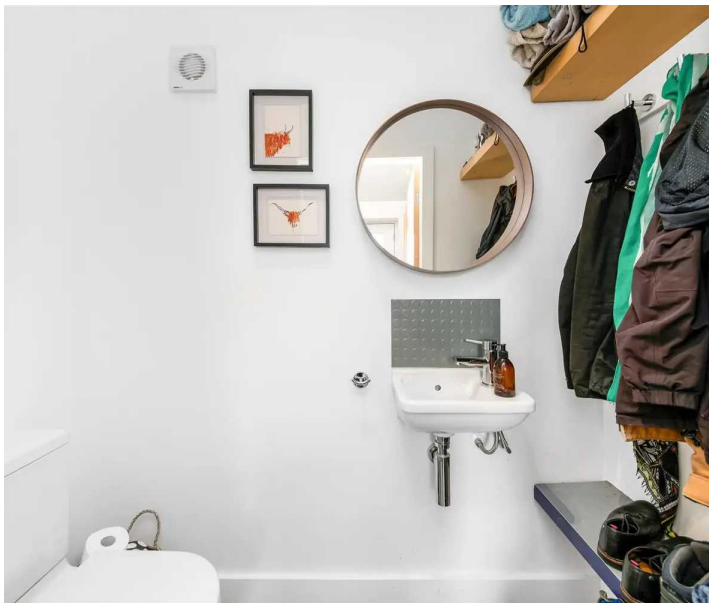
Comprising a two piece white suite in the form of close coupled W.C. and wall mounted basin with chrome mixer tap over. There are inset ceiling spotlights and extractor fan. From the entrance porch a uPVC and obscure glazed door leads through to the inner hall.

### **INNER HALL**

With an open glass staircase rising to the first floor, inset ceiling spotlights, vertical contemporary radiator and continuation of the rubber studded flooring. There is also access to under stair storage and door opening to the utility.

### **UTILITY**

With plumbing for a washing machine and where we find the boiler. There is ceiling light and uPVC double glazed window to the side.

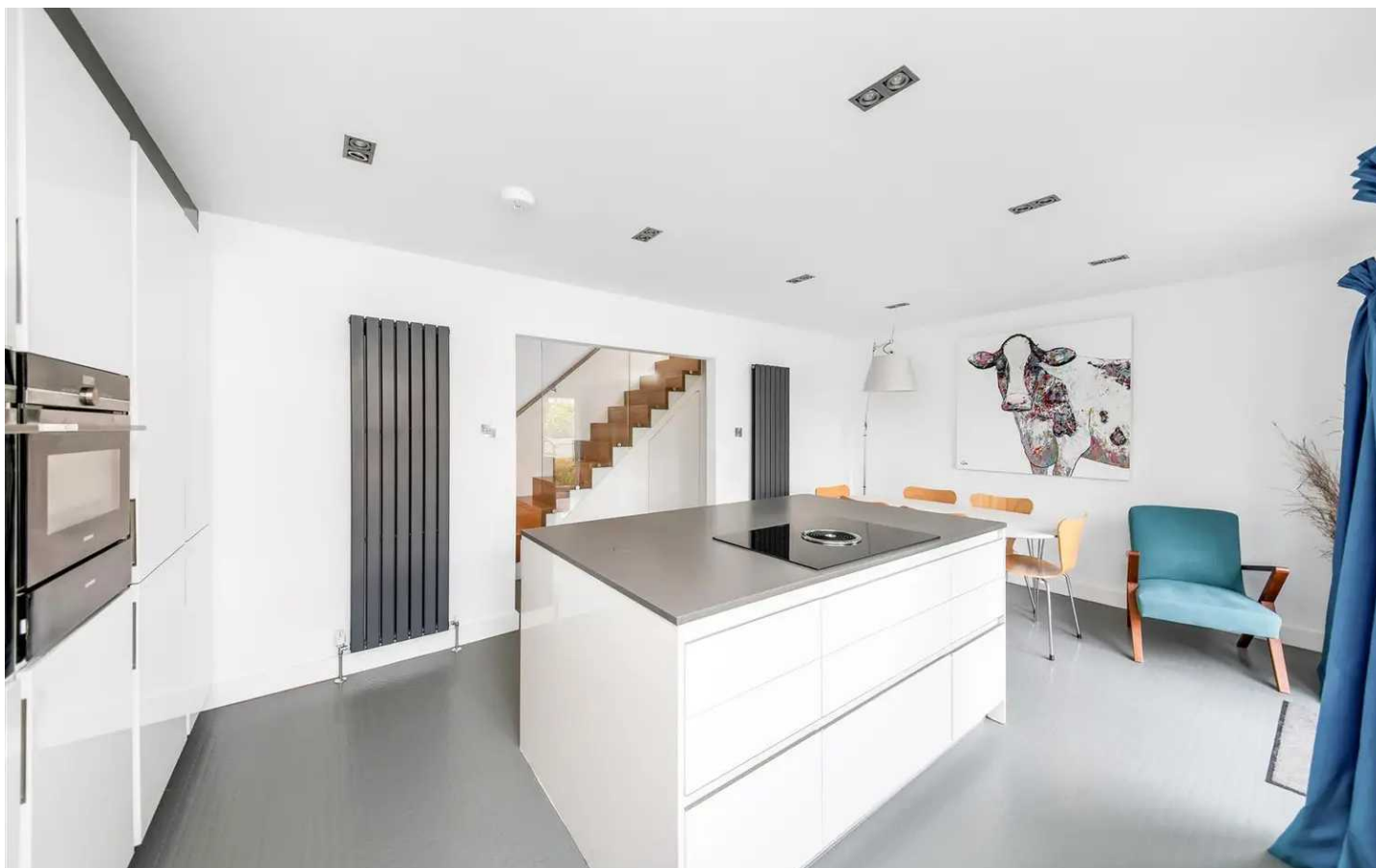


## DINING KITCHEN

From the inner hallway an archway leads through to the dining kitchen. With an open plan feel, this fabulous space offers a high degree of natural light via uPVC double glazed window to the side and twin French doors in uPVC giving access onto the patio. This is a high quality contemporary kitchen which is made up of a range of base and larder units in a high gloss white with contrasting Cemento Spa Quartz worktops, feature central island incorporating Bora induction hob with built in extractor and also houses a wine fridge. The kitchen also has further integrated appliances in the form of Siemens electric oven with matching grill and warming tray, built in fridge freezer, integrated Miele dishwasher and a one and half bowl stainless steel Caple sink with Quooker hot tap over. The room has inset ceiling spotlights, two vertical radiators, continuation of the hard wearing rubber studded floor and there is ample room for dining table and chairs.

## LIVING ROOM

Accessed from the entrance hall, this spacious principal reception room has two ceiling lights, coving to the ceiling, two vertical contemporary radiators, oak flooring, uPVC double glazed window and twin French doors giving access to the rear garden.







### FIRST FLOOR LANDING

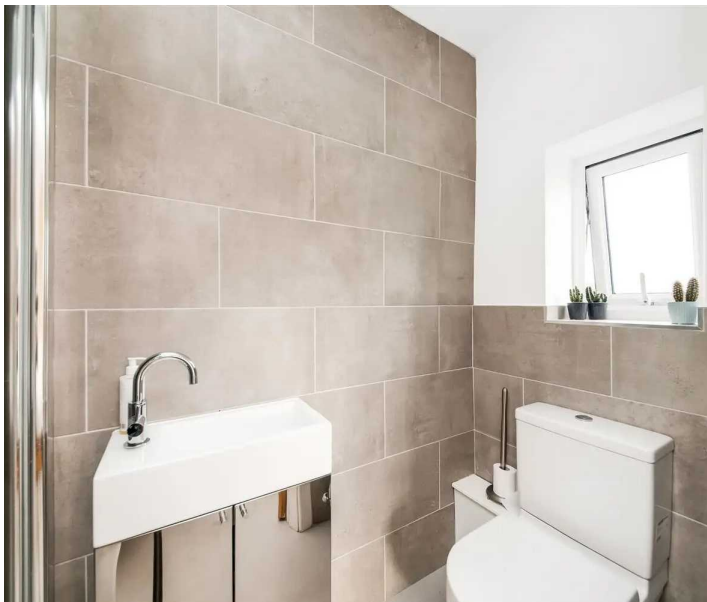
From the entrance hall, the staircase rises to the first floor landing. It has a glass balustrade, inset ceiling spotlights, two central heating radiators, two uPVC double glazed windows to the side and the rear and there is also a built in cupboard above the stairs. This area has been amended, what was formally a fourth bedroom has now been opened to create a spacious landing and is currently used as a home office. With inset ceiling spotlights, two central heating radiators and rubber flooring which runs throughout the upstairs bar the house bathroom. Here we gain entrance to the following rooms.

### BEDROOM ONE

With built in wardrobes, ceiling light, part wooden cladding, central heating radiator and uPVC double glazed window to the rear. A door opens through to the en-suite shower room.

### EN-SUITE SHOWER ROOM

Comprising a three piece white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, part tiling to the walls, chrome towel rail/radiator and obscure uPVC double glazed window to the side.



### **BEDROOM TWO**

A further double bedroom, with built in cupboard, central heating radiator and uPVC double glazed window.

### **BEDROOM THREE**

With built in wardrobe, central heating radiator and uPVC double glazed window.

### **HOUSE SHOWER ROOM**

Comprising a three piece white suite in the form of close coupled W.C., wall mounted basin with chrome mixer tap over and a walk in shower with Mira remote control operated shower within. There are inset ceiling spotlights, extractor fan, chrome towel rail/radiator, tiling to the walls and floor and obscure uPVC double glazed window.

### **OUTSIDE**

The property enjoys a corner plot position. To the front of the home is a lawned garden space, with tree and flower beds containing various plants and shrubs and wooded decked area. To the side of the property there is also an extensive planted area, this is where we find the front door, which is accessed via a resin path with steps leading up to the home. To the rear of the home is a low maintenance fully enclosed decked garden area with perimeter fencing and offers pleasant seating space which is accessed by the French doors from the living room. At the bottom of the garden a pedestrian gate opens giving access out onto Wellhouse Way and access to a double garage. This is accessed via a remote control operated sectional door and is under a pitched roof. This area provides further storage space, off street parking and scope for further conversion given necessary planning and consents.







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#### **DOWNSTAIRS W.C.**

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With an open glass staircase rising to the first floor, inset ceiling spotlights, vertical contemporary radiator and continuation of the rubber studded flooring. There is also access to under stair storage and door opening to the utility.

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## ADDITIONAL INFORMATION

The EPC Rating is C-72 and the council tax band is D. We are informed by the vendor that the property is freehold.

### 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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## FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## 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

## MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## 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

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