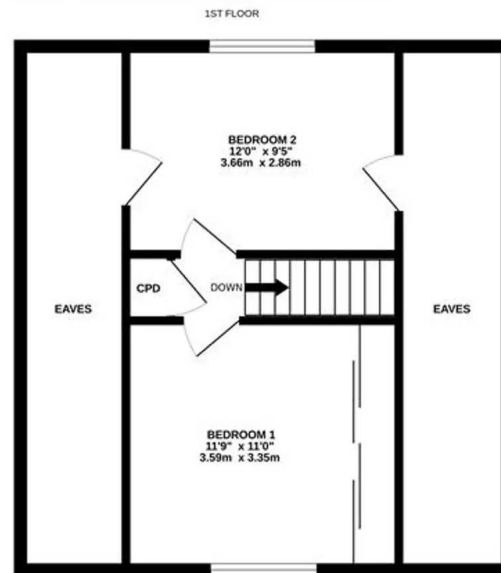
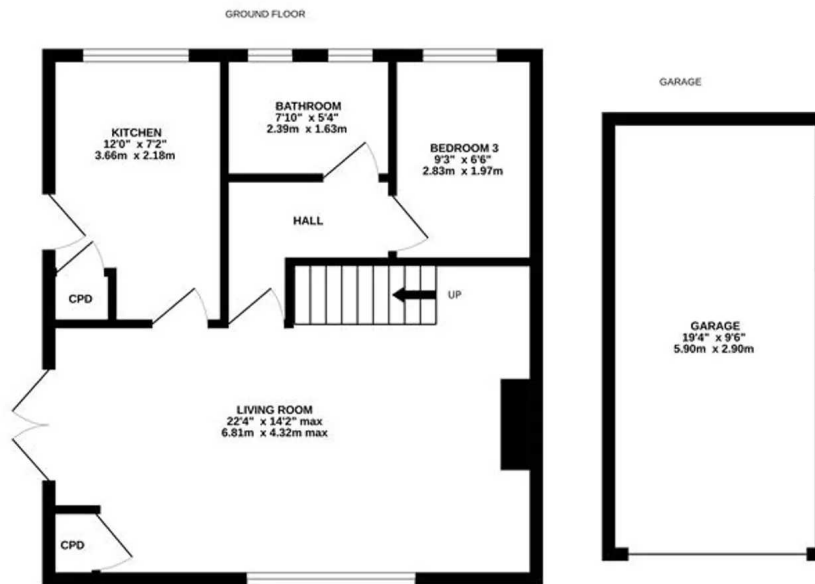




Wood End Avenue, Penistone

Sheffield

Offers in Region of **£240,000**



WOOD END AVENUE

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.
Made with Metropix ©2023



Wood End Avenue

Penistone, Sheffield

SET TOWARDS THE HEAD OF THIS POPULAR RESIDENTIAL DEVELOPMENT, WE OFFER TO THE MARKET THIS EXCELLENT THREE BEDROOM DETACHED FAMILY HOME IN A PLEASANT AND QUIET LOCATION, AND BENEFITING FROM NO UPPER VENDOR CHAIN.

This pleasant elevated position with views towards Emley Moor mast and over neighbouring fields to rear, the accommodation is set over two floors and comprises of the following; Ground floor, kitchen, open plan living/ dining room with french doors, bedroom 3 and bathroom. To the first floor are two double bedrooms and generous eaves storage. Outside, there is a low maintenance garden to the front, driveway providing off street parking for numerous vehicles, leading to detached garage and fully enclosed lawned garden to rear. All this is ideally situated close to main transport links and Penistone train station with the amenities Penistone has to offer including shops and excellent schooling. Viewing therefore is strongly recommended. The EPC rating is TBC and the council tax band is C.





ENTRANCE

Entrance gained via uPVC and decoratively glazed door leading through to the kitchen.

KITCHEN

Fully fitted kitchen with range of wall and base units in a framed shaker style with contrasting quartz effect laminate worktop with matching splash backs. There is an integrated stainless steel electric oven with matching four burner stainless steel gas hob with obscure extractor fan over. With integrated fridge, plumbing for a washing machine and 1 1/2 bowl sink with chrome mixer tap over. Here we also find the Baxi combination boiler. The room is lit via a ceiling strip light and uPVC double glazed window to the rear elevation overlooking the garden. A door opens to a useful storage cupboard providing space to store items. There is also a central heating radiator with timber and glazed door leading through to the living/ dining room.

LIVING/DINING ROOM

A truly superb open plan living space with ample room to be separated into two principal areas as currently used with space for dining table and chairs. The room has a high degree of natural light via fabulous double glazed panoramic window to the front elevation. There are two ceiling lights, coving to the ceiling and two central heating radiators. The main focal point of the room being a coal effect gas fire with wooden surround and tiled inset hearth. There is also access to the side of the property via twin uPVC double glazed doors and access to useful storage space for hanging coats. The staircase rises to the first floor and timber and glazed door leads to the inner hallway.



INNER HALLWAY

With ceiling light, coving to the ceiling and central heating radiator. From here we gain access to bedroom three.

BATHROOM

Access gained via timber and decorative glazed door and comprising a three piece white suite in the form of closed coupled WC, pedestal basin with chrome taps over and bath with chrome taps also with Mira Advance electric shower over. There is a ceiling light, full tiling to the walls and central heating radiator. Natural light gained via two separate uPVC obscure double glazed windows to the rear.

FIRST FLOOR LANDING

From the living/dining room, the staircase rises to the first floor landing with ceiling light and storage cupboard. From here we gain access to the following rooms:

BEDROOM ONE

An excellently proportioned front facing bedroom with dado rail, bank of fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the front.

BEDROOM TWO

Further double bedroom, rear facing with ceiling light, central heating radiator, dado rail, laminate flooring and uPVC double glazed window overlooking the rear garden with views of adjoining farmland over neighbouring properties and views towards Emley Moor mast. Two separate doors on either side give access to under eaves storage providing an excellent amount of storage space.





OUTSIDE

To the front of the property, there is a lawn garden and concrete driveway which runs to the side of the house providing off street parking for up to three vehicles and leading to single detached garage with up and over door. The pitched roof provides further eaves storage and has a uPVC obscure glazed window to the side elevation. The garage provides excellent storage solutions or indeed further off street parking. Beyond the garage, there is a lawned garden with perimeter fencing.



ADDITIONAL INFORMATION

The EPC Rating is TBC and the council tax band is C. 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)

COPYRIGHT

Unauthorised reproduction prohibited.

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

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 |
|-----------|--------------|-----------|------------|-----------|-----------|----------|------------|---------|---------|
| 01924 | 01484 | 01484 | 01484 | 01226 | 01143 216 | 01226 | 01977 | 0113 | 01422 |
| 361631 | 651878 | 689689 | 603399 | 762400 | 590 | 731730 | 800259 | 4689331 | 417000 |