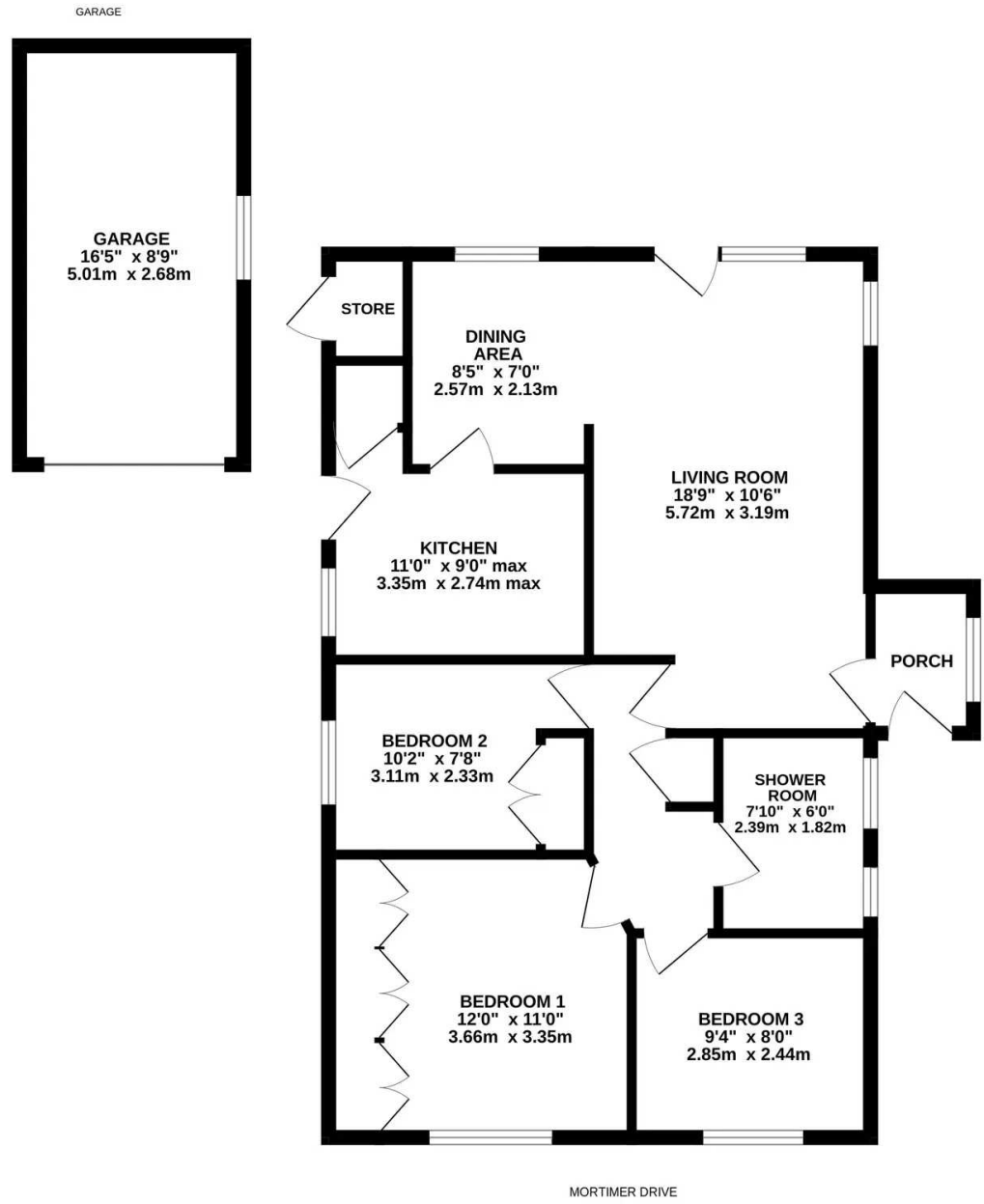




Mortimer Drive, Penistone

Sheffield

Offers in Region of **£250,000**



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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Mortimer Drive

Cubley, Sheffield

A THREE BEDROOM DETACHED TRUE BUNGALOW OCCUPYING AN IMPRESSIVE PLOT IN THIS QUIET LOCATION, YET WITHIN EASE OF ACCESS TO PENISTONES MANY AMENITIES INCLUDING DOCTORS, TESCO AND TRAIN STATION. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN, THE HOME OFFERS SINGLE STOREY ACCOMMODATION IN THE FOLLOWING CONFIGURATION; Kitchen, open plan L shaped living/dining room, side porch, three bedrooms and shower room. Outside there are gardens to three sides with resin driveway providing off street parking leading to the detached garage. The EPC rating is D-66 and the council tax band is C.

- DETACHED TRUE BUNGALOW
- GENEROUS PLOT
- LOCATE WITHIN STEPS TO PUBLIC TRANSPORTATION
- DETACHED GARAGE
- OFF STREET PARKING
- SOUGHT AFTER LOCATION





ENTRANCE

Entrance gained via uPVC and obscure glazed door into the kitchen.

KITCHEN

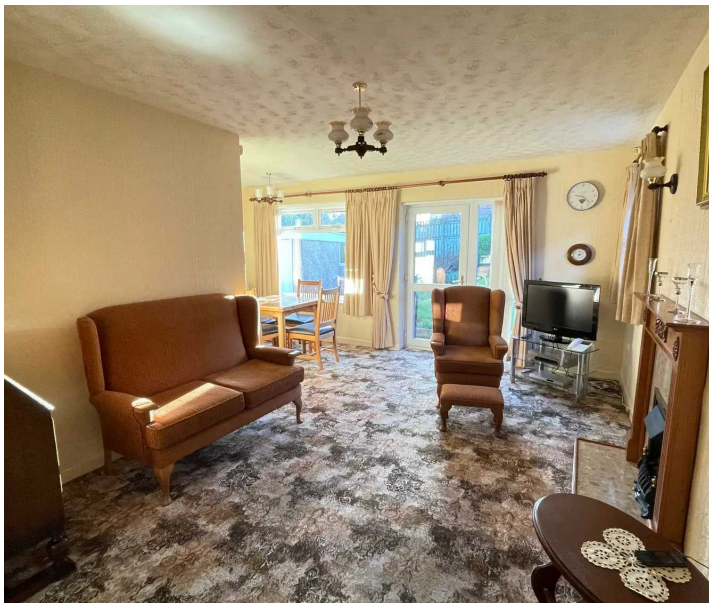
A fitted kitchen with a range of wall and base units in a wood shaker style with laminate worktops and tile splashbacks. There are integrated appliances in the form of electric oven with four burner gas hob and extractor fan over, built in fridge freezer, sink with chrome mixer tap over and plumbing for a washing machine. There is ceiling light and natural light is gained via uPVC double glazed window to the side. A door opens to the airing cupboard where we find the Ideal Logic combination boiler. From the kitchen a door opens through to the dining area, which in turn leads into the living room.

LIVING/DINING ROOM

An open plan space incorporating both areas in an L shaped configuration, with ample room for a dining table and chairs and lounge furniture. The focal point of the room being a coal effect gas fire set within an ornate surround. There are two ceiling lights, two wall lights, two central heating radiators and uPVC double glazed windows to the rear and side with a uPVC double glazed door with matching glazed side panel giving access to the rear garden.

SIDE PORCH

An extension to the home with uPVC double glazing to the side and uPVC and obscure glazed door giving access to the front of the home.



INNER HALLWAY

From the living area a door opens through to the inner hallway with built in cupboard, ceiling light and access to the loft via a hatch. Here we gain entrance to the following rooms.

BEDROOM ONE

A front facing double bedroom with a bank of fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed window.

BEDROOM TWO

With ceiling light, central heating radiator, built in wardrobes and uPVC double glazed window.

BEDROOM THREE

A front facing bedroom with ceiling light, central heating radiator and uPVC double glazed window.

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 mains fed chrome mixer shower within. There is ceiling light, full tiling to the walls and floor, central heating radiator and two obscure uPVC double glazed windows to the side.

OUTSIDE

To the front of the home is a lawned garden space with decorative flower beds containing various plants and shrubs. A resin driveway runs along side the property and offers off street parking for numerous vehicles, with lawned areas continuing parallel. There is also access to a garden store at the side of the bungalow. The driveway in turn leads to the detached garage which is accessed via an up and over door and provides further off street parking and storage. To the rear of the home there is continuation of the resin path which creates a seating space, beyond which is a lawned garden area and rockery. There is perimeter fencing and hedging.





ADDITIONAL INFORMATION

The EPC Rating is D-66, the council tax band is C, and 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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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

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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



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