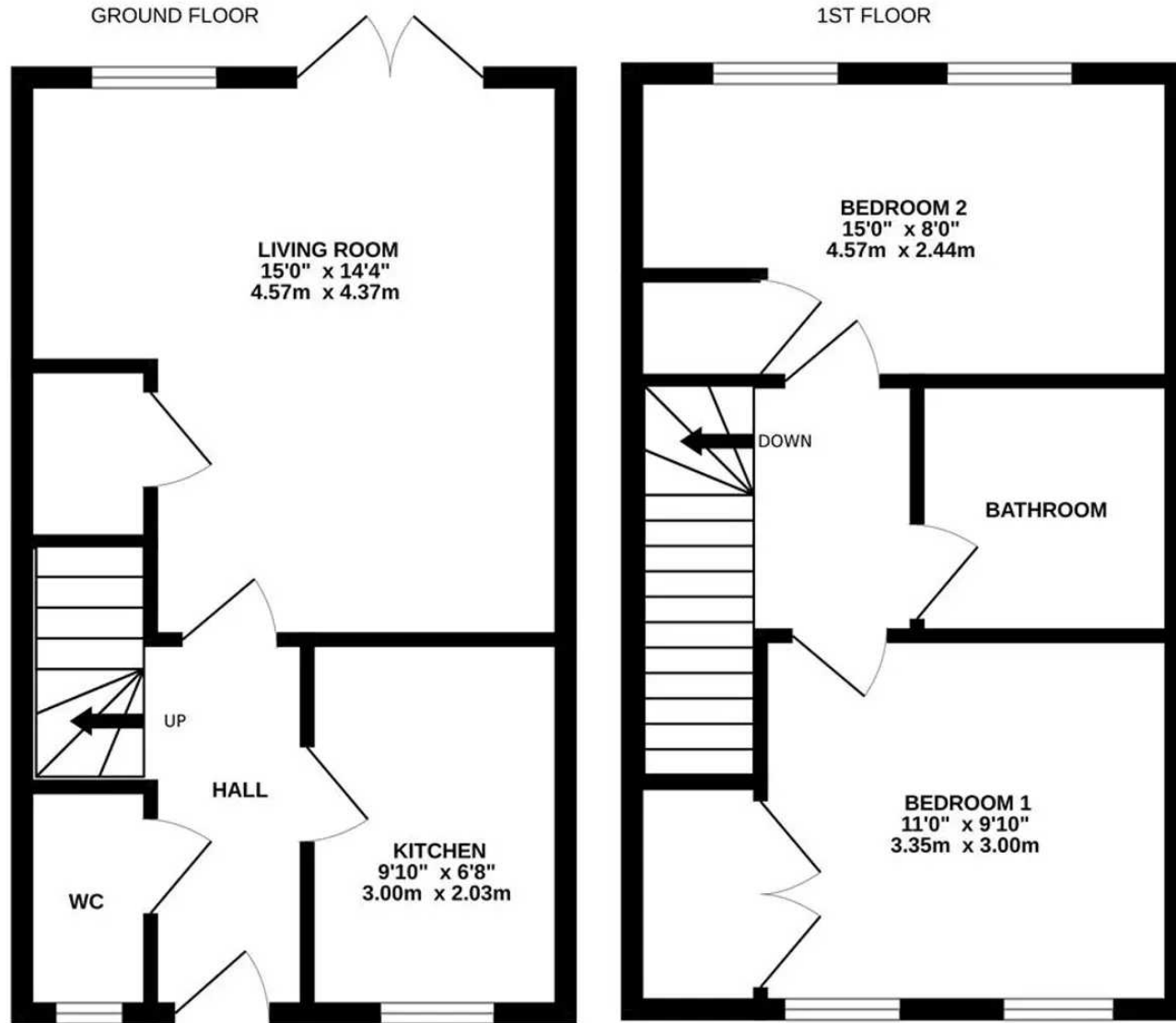




Cotefield Place, Penistone

Sheffield

£160,000



COTEFIELD PLACE

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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Cotefield Place

Penistone, Sheffield

OCCUPYING A CUL-DE-SAC POSITION, THIS TWO DOUBLE BEDROOM END TERRACED PROPERTY OFFERS ACCOMMODATION OVER TWO STOREYS IN A CONVENIENT LOCATION ON THIS POPULAR RESIDENTIAL DEVELOPMENT CLOSE TO LOCAL AMENITIES. To ground floor- entrance hall, downstairs W.C, fitted kitchen, living room. To the first floor there are two double bedrooms and bathroom. Outside there is a parking space to the front and an enclosed garden to the rear. No upper vendor chain. The EPC is C-76 and the council tax band is B.





ENTRANCE

Entrance gained via composite and obscure glazed door into entrance hall.

ENTRANCE HALLWAY

With ceiling light, central heating radiator and staircase rising to the first floor.

DOWNSTAIRS W.C.

With ceiling light, and uPVC double glazed window to the front.

KITCHEN

With a range of wall and base units in a high gloss white with contrasting wood effect laminate worktops with tiled splashbacks and tiled floor. Integrated electric oven, gas hob with chimney style extractor fan over. There's also a built in fridge freezer and dishwasher, and here we also find the boiler. There is a 1.5 bowl sink with chrome mixer tap over, inset ceiling spotlights, central heating radiator and uPVC double glazed window to the front.

LIVING ROOM

With a built in cupboard under the stairs, there is a ceiling light, central heating radiator and uPVC double glazed window to the rear and twin French doors giving access out.



FIRST FLOOR LANDING

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

BEDROOM ONE

A front facing double bedroom with built in wardrobes, with ceiling light, central heating radiator and two uPVC double glazed windows.

BEDROOM TWO

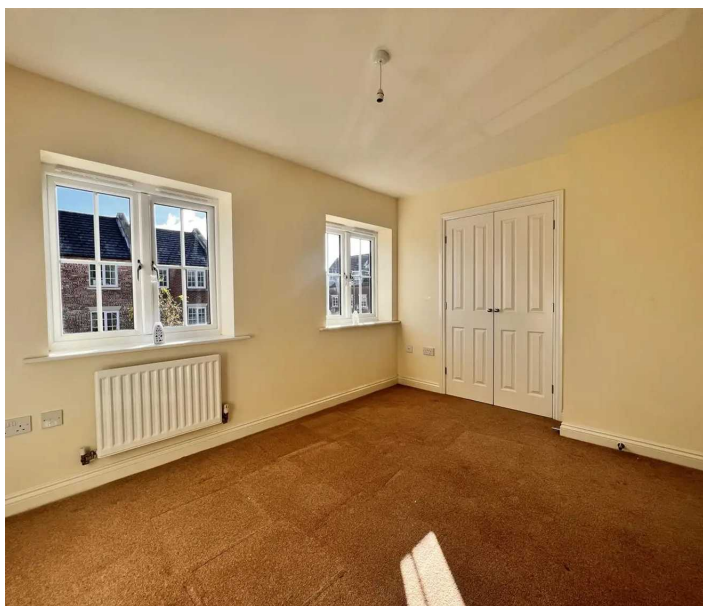
A further double bedroom with ceiling light, central heating radiator and two uPVC double glazed windows and a cupboard.

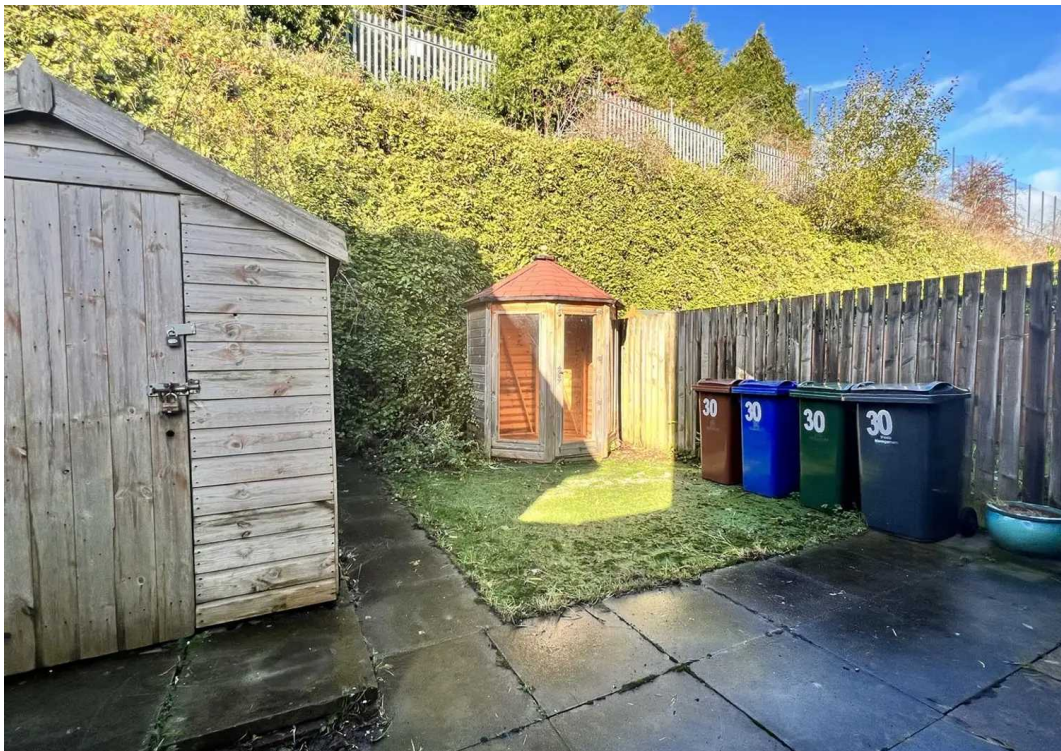
BATHROOM

Comprising a three piece white suite in the form of; close coupled W.C, pedestal basin with chrome mixer tap over and bath with shower over and glazed shower screen. There are inset ceiling spotlights, part tiling to walls and towel rail/radiator.

OUTSIDE

To the front is a planting area with tree, and an off street parking space. A path down the side of the property leads to a timber gate opening to the rear garden. To the rear, a fully enclosed garden with perimeter fencing, flagged patio area, artificial grass space and a hardstanding for two sheds.





ADDITIONAL INFORMATION

The EPC Rating is C-76 and the council tax band is B. 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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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



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