

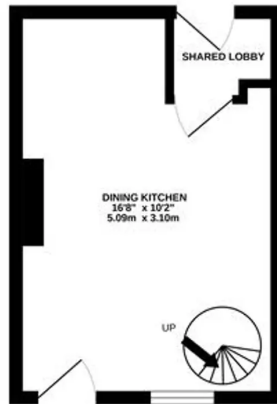


Spiral Cottage, Towngate

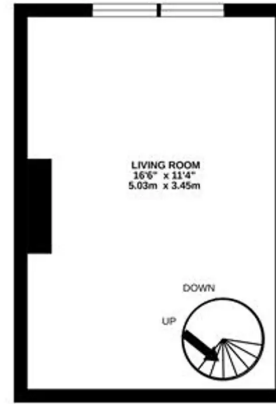
Thurlstone, Sheffield

£137,500

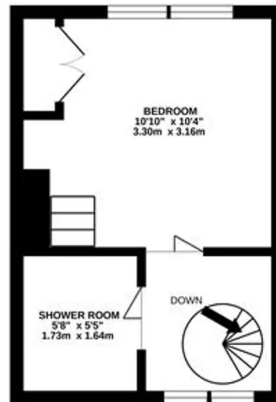
GROUND FLOOR



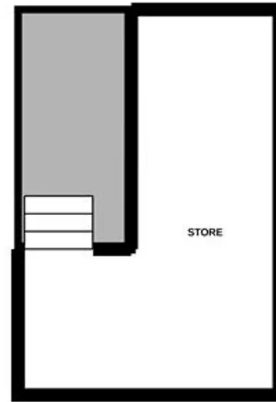
1ST FLOOR



2ND FLOOR



MEZZANINE



TOWNGATE

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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Spiral Cottage, Towngate

Thurlstone, Sheffield

A CHARMING GRADE II LISTED WEAVERS COTTAGE LOCATED IN THE CENTRE OF THIS EVER-POPULAR VILLAGE, BEAUTIFUL LOCAL SCENERY, EXCELLENT TRANSPORT LINKS AND SCHOOLING. CHARMING HOME, OFFERING FABULOUS VIEWS TO REAR AND OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN. CURRENTLY RENTED OUT AS A HOLIDAY LET AND A PROSPECT TO CONTINUE TO DO SO, THIS PERIOD HOME OFFERS AN EXCELLENT PROPERTY INVESTMENT, OR AN IDEAL LOW MAINTENANCE HOME. The accommodation briefly comprises, to the ground floor: dining kitchen. To the first floor: Living room. Second floor: Double bedroom with storage mezzanine and shower room. The home oozes charm with many period features in the form of domed mullioned windows and exposed timber framework. The EPC Rating is 64-D.



ENTRANCE

Entrance gained via timber and obscured glazed door into dining kitchen.

DINING KITCHEN

With room for dining table and chairs. The kitchen has a range of wall and base units, laminate worktop and tiled splashbacks. With a built in electric oven, four burner electric hob, plumbing for a washing machine and a space for a free-standing fridge freezer and 1 and a ½ bowl sink with chrome mixer tap over. The room oozes character with exposed timber beams to the ceiling and has three ceiling lights, with natural light gained via timber double-glazed window to front and mullioned timber double glazed windows to the rear. The room has a central heating radiator and spiral staircase rising to the first floor. A timber and glazed stable style door opens through to rear lobby, which is owned by the cottage. *We are informed by the vendor that the neighbouring property has a right of usage over this area. Further timber and glazed stable style door that gives access to the rear of the house.

LIVING ROOM

From the dining kitchen, a spiral staircase rises to first floor, where we find the living room. A well-proportioned principal reception space with exposed timber flooring, inset ceiling lights, central heating radiator and built-in bookshelf. Natural light is provided by two timber double glazed mullioned windows to rear.



FIRST FLOOR LANDING

A spiral staircase then rises to second floor landing with ceiling lights, spindle balustrade and two timber double glazed mullioned windows to the front. Here we gain access to the following:

BEDROOM

Double bedroom with exposed timbers, inset ceiling spotlights, central heating radiator and built-in wardrobes. The two timber double glazed mullion windows enjoying fabulous far-reaching views towards Hoylandswaine hill and viaduct. Staircase from bedroom leads to storage mezzanine with exposed timbers which is currently used as a storage space that may provide other usages.

SHOWER ROOM

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 triton SCARA electric shower within. There are inset ceiling spotlights, exposed timber, part tiling to walls, built in bookshelf and chrome towel rail / radiator.

ADDITIONAL INFORMATION

The property is currently rented out as a holiday let offering a generous income which may be of interest to any possible buyer to use as the same.



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The property is currently rented out as a holiday let offering income which which may be of interest to any possible buyer to use as.

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



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