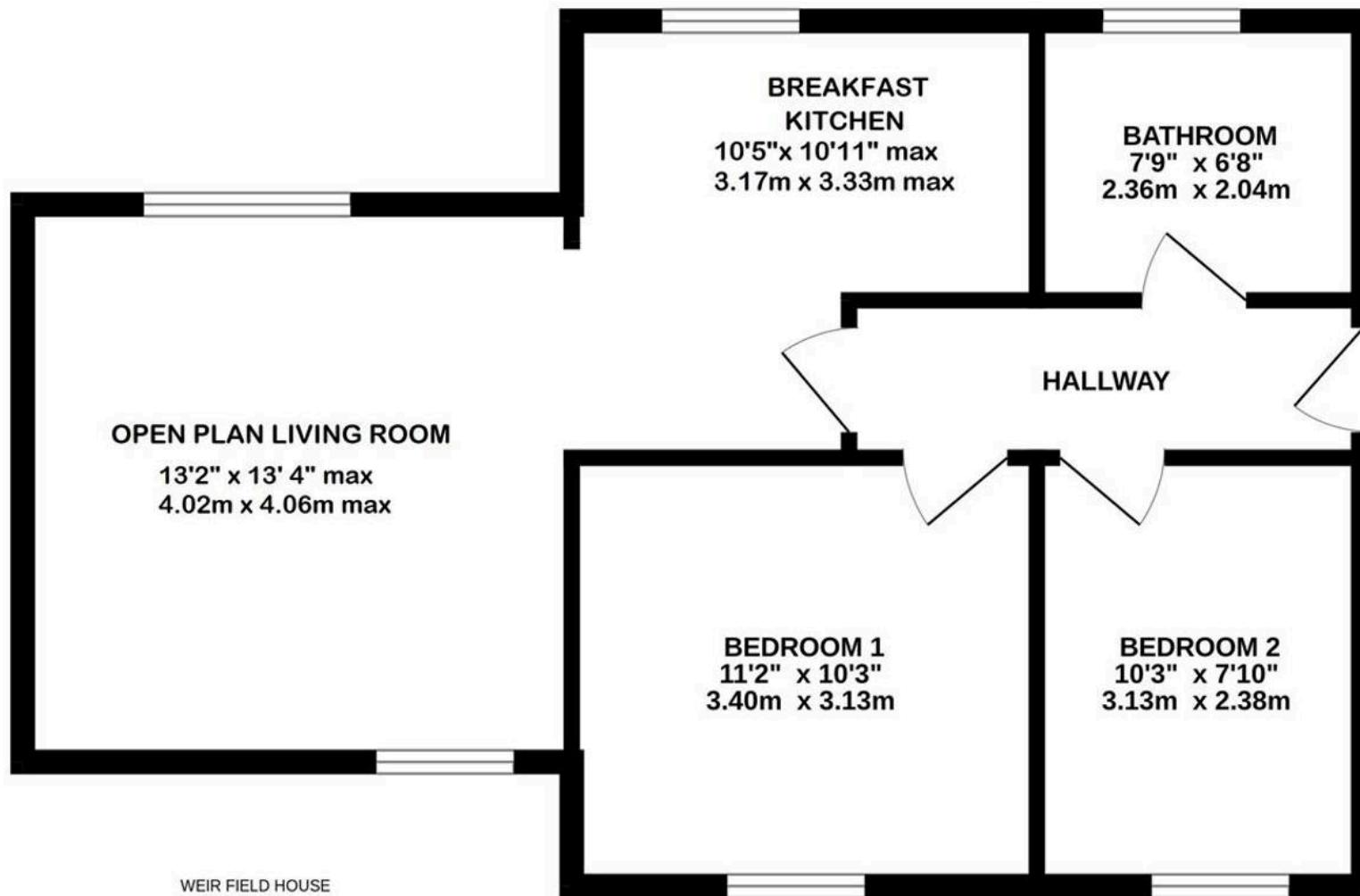




**Weir Field House Netherfield, Penistone**

Sheffield

**Offer in Region of £169,950**



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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## Weir Field House Netherfield

Penistone, Sheffield

FABULOUSLY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT SITUATED IN THIS BEAUTIFUL PERIOD BUILDING WHICH WAS THE FORMER LANGUAGE BLOCK OF PENISTONE GRAMMAR SCHOOL. LOCATED IN THIS QUIET CORNER OF THIS RESIDENTIAL CUL-DE-SAC AND WITH MATURE COMMUNAL GROUNDS AND PRIVATE OUTDOOR COURTYARD AREA, THIS MODERN HOME HAS THE FOLLOWING ACCOMMODATION: - Communal entrance, private entrance hallway, open plan living room, breakfast kitchen with integrated appliances, two bedrooms and house bathroom. Outside there is a low maintenance private courtyard area with its own private gated access to and from communal gardens and allocated parking space, plus visitor spots. Apartments in this block are in high demand, with an early viewing recommended.

EPC Rating – D-58

Council Tax Band – B

Tenure: Leasehold



## ENTRANCE HALLWAY

Private entrance gained via timber door to entrance hallway, with ceiling light, central heating radiator and giving access to the following rooms;

## ENTRANCE

Entrance gained via secure communal entrance into entrance hall with staircase rising to first floor, with private door then opening to the apartment.

## OPEN PLAN LIVING ROOM

A fabulous open planned space with terrific high ceiling alluding to the period nature of the property, there is an abundance of natural light gained via two banks of timber sashed windows to front elevation. There is ceiling light, central heating radiator and timber door given access to private courtyard area.

## BREAKFAST KITCHEN

A high-quality kitchen breakfast space, with a range of wall and base units with integrated appliances in the form of AEG electric oven and grill with matching four burner gas hob with stainless steel splashback and chimney style extractor fan over. There is integrated fridge freezer, integrated washing machine and an integrated slim line dishwasher. There is one and a half bowl stainless steel sink with chrome mixer tap over and a continuation of the wood effect laminate flooring from the hallway and central heating radiator.



## BEDROOM ONE

A generous double room, with ceiling light, fitted wardrobe, central heating radiator and bank of timber and sash window to rear.

## BEDROOM TWO

With ceiling light, central heating radiator, fitted mirror wardrobe and timber double glazed sash window to rear.

## BATHROOM

A contemporary bathroom with quality sanitary-ware, in the form of wall mounted basin with chrome mixer tap over, low level w/c, bath with mixer shower within and glazed screen. The room has inset ceiling spotlights, part tiling to walls, extractor fan, chrome towel rail/radiator and obscured glazed sashed windows to front.





#### OUTSIDE

This fabulous apartment benefits from having its own, south facing, private outdoor courtyard area accessed via door connecting to the open plan living kitchen and via private timber gate leading to communal shared grounds. The apartment has an allocated parking space and there are also four visitor spaces.



## ADDITIONAL INFORMATION

The EPC Rating is D 58, the Council Tax Band is B and we are informed by the vendor that the property is Leasehold. The vendor informs the property benefits from gas central heating via combi boiler.

## 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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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.

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