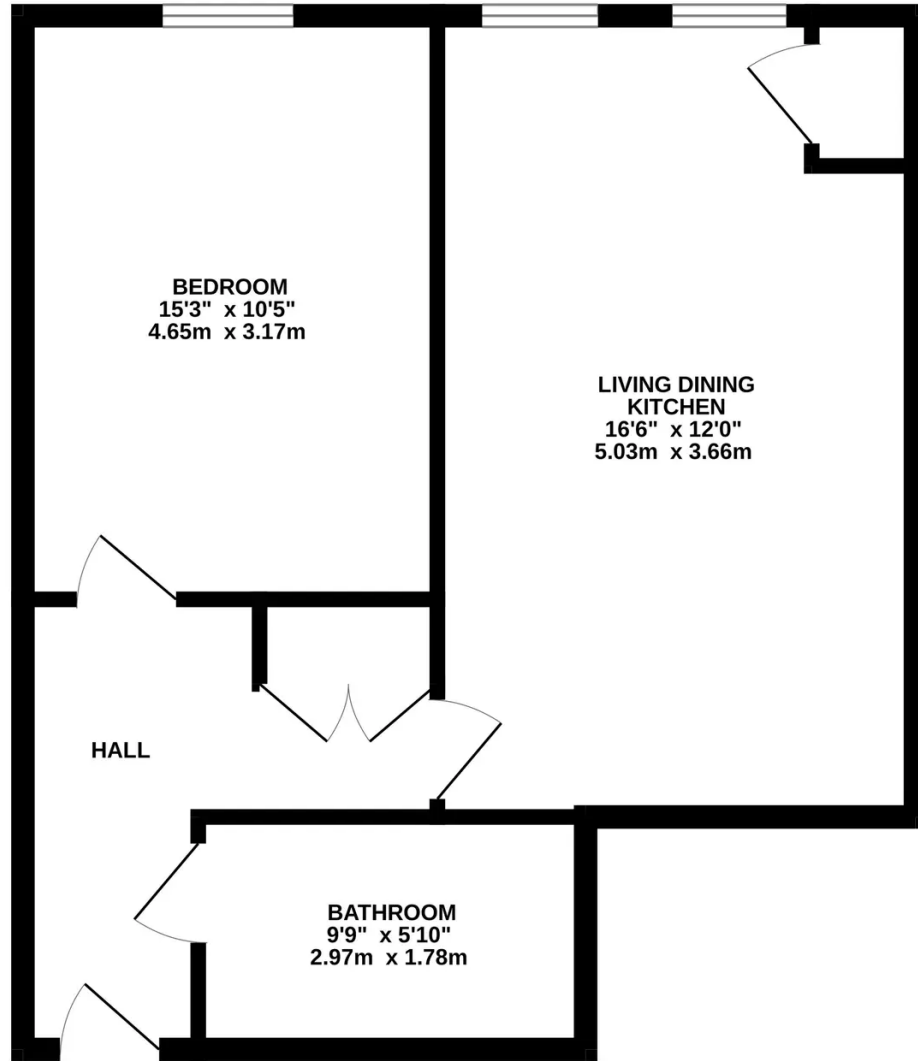




## Regency House Kings Court, Penistone

Penistone, Sheffield



KINGS COURT

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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## Regency House Kings Court

Penistone, Sheffield

Tenure: Leasehold

IDEALLY SITUATED CLOSE TO LOCAL AMENITIES, SCHOOLING AND FABULOUS TRANSPORT LINKS IS THIS VERY WELL PRESENTED MODERN PURPOSE BUILT APARTMENT, OFFERING WELL APPOINTED ACCOMMODATION IN THIS HIGHLY CONVENIENT POSITION. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN, THIS FIRST FLOOR APARTMENT OFFERS THE FOLLOWING ACCOMMODATION; Entrance hallway, open plan living/dining kitchen, bedroom and bathroom with four piece sanitary ware. Outside there is an allocated parking space and visitor parking. The EPC rating is B-84 and the council tax band is B.



### **ENTRANCE**

Entrance gained via communal door at ground level with stairs then rising to the first floor where we find entrance to the apartment.

### **ENTRANCE HALLWAY**

An L shaped entrance hallway with two ceiling lights, central heating radiator, access to a storage cupboard providing hanging space and from here we gain entrance to the following rooms.

### **LOUNGE/DINING KITCHEN**

An open plan space incorporating kitchen, lounge and dining areas. The kitchen itself has a range of wall and base units in a high gloss cream with contrasting laminate worktops and matching upstands with integrated appliances in the form of Bosch electric oven, matching four burner Bosh gas hob with stainless steel splashback and extractor fan over, integrated washing machine, space for a fridge freezer and a stainless steel sink with mixer tap over. The room has inset ceiling spotlights, further under cupboard lighting, central heating radiator, access to a storage cupboard and two pendant lights with natural light gained via two double glazed windows to the front.



**BEDROOM ONE**

A spacious double bedroom with ceiling light, central heating radiator and double glazed window.

**BATHROOM**

Comprising a four piece modern white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over, bath with chrome mixer tap and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, full tiling to the walls, chrome towel rail/radiator and extractor fan.

**OUTSIDE**

There is an allocated parking space in the communal car park.



## **ADDITIONAL INFORMATION**

The EPC Rating is B-84, and we are informed by the vendor that the property is Leasehold.

## **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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## **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**

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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 TIMES**

### **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](mailto:penistone@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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