

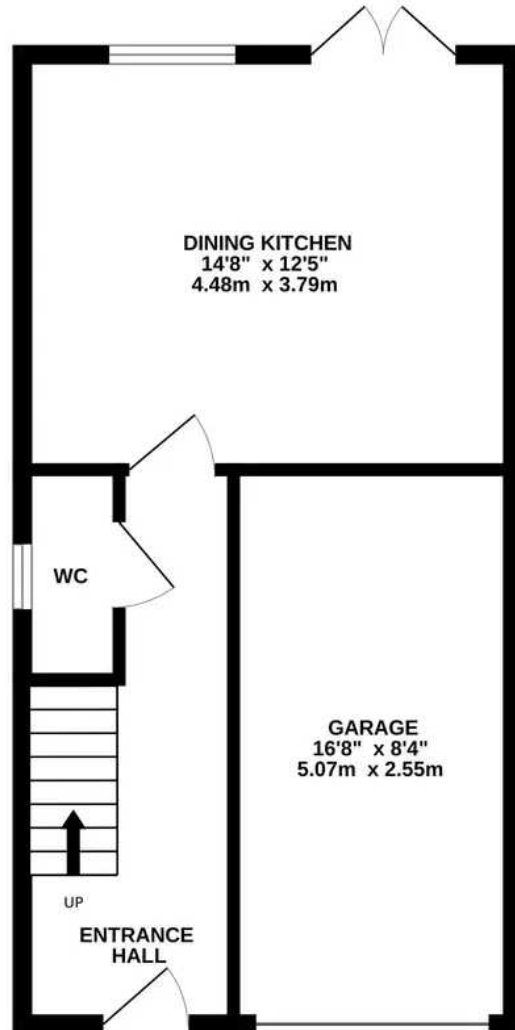


## Wheatcroft Gardens, Penistone

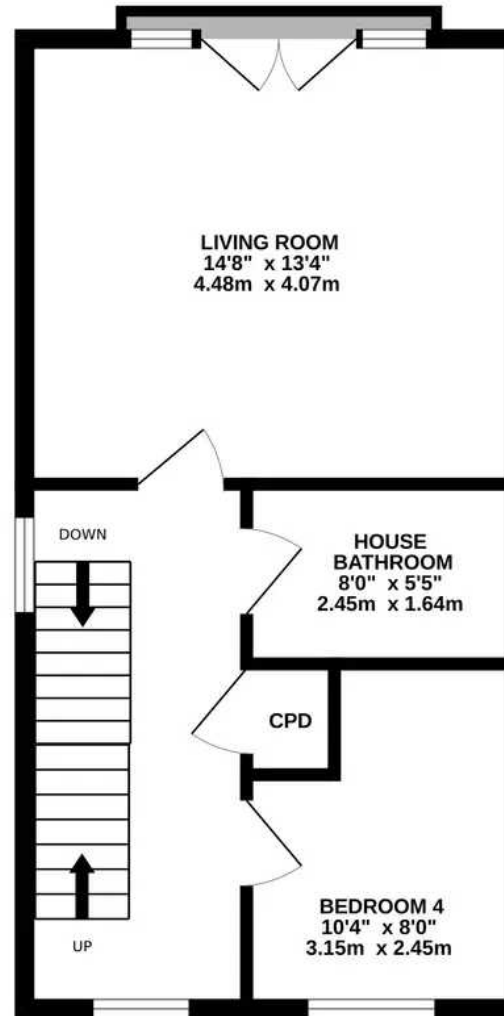
Sheffield

Fixed Price **£249,995**

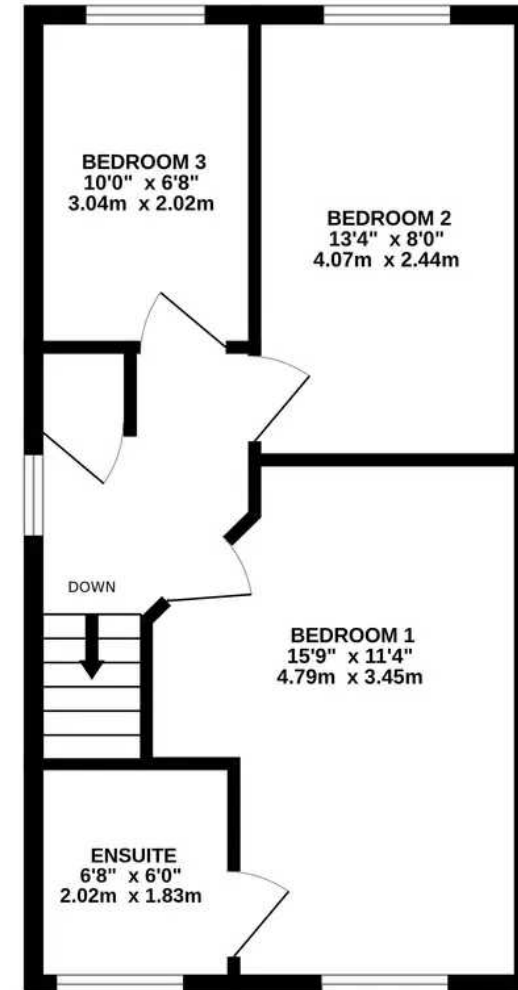
GROUND FLOOR



1ST FLOOR



2ND FLOOR



## WHEATCROFT GARDENS

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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## Wheatcroft Gardens

Penistone, Sheffield

AN EXCELLENTLY PROPORTIONED FOUR BEDROOM TOWN HOUSE, OFFERING A WEALTH OF ACCOMMODATION ON THIS POPULAR RESIDENTIAL DEVELOPMENT, WITHIN EASE OF REACH OF PENISTONE CENTRE, TRANS PENNINE TRAIL AND TRAIN STATION. OFFERING VERSATILE ACCOMMODATION IN A THREE STOREY CONFIGURATION AS FOLLOWS; To the ground floor, entrance hallway, downstairs W.C. and dining kitchen. To the first floor, there is the living room, house bathroom and bedroom four. To the second floor, there are three further bedrooms including bedroom one with en-suite shower room. Outside, there is off street parking to the front for two vehicles to the front leading to the single garage and an enclosed garden to the rear. The EPC rating is C-73 and the council tax band is C.

- SPACIOUS FOUR BEDROOM TOWNHOUSE
- LOCATED IN WELL REGARDED RESIDENTIAL AREA
- WITHIN EASY REACH TO PENISTONE'S AMENITIES AND SCHOOLING
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- OFF STREET PARKING FOR TWO VEHICLES





### **ENTRANCE HALLWAY**

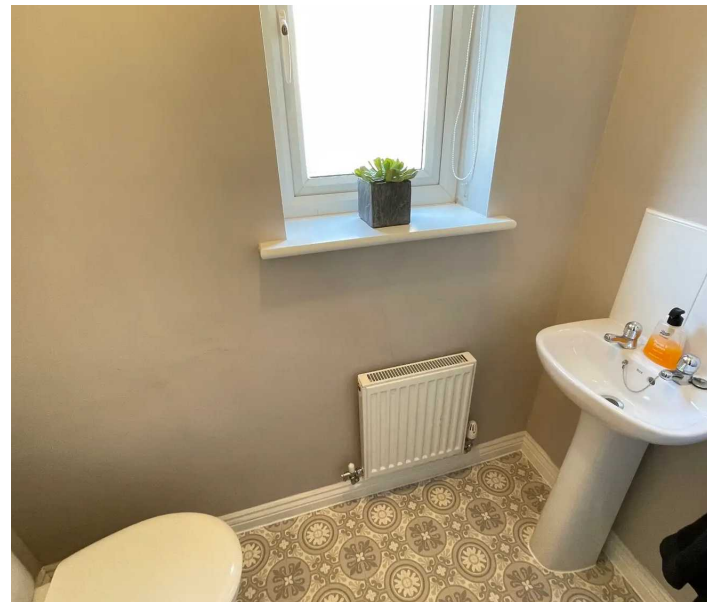
Entrance gained via composite and obscure glazed door into the entrance hallway with two ceiling lights, wood effect flooring, central heating radiator and staircase rising to the first floor. Here we gain access to the following rooms.

### **DOWNSTAIRS W.C.**

Comprising a two piece white suite in the form of close coupled W.C. and pedestal basin with chrome taps over. There is ceiling light, extractor fan, central heating radiator and obscure uPVC double glazed window to the side.

### **DINING KITCHEN**

From the entrance hallway, we gain access to the dining kitchen. An excellently proportioned dining kitchen with ample room for a dining table and chairs in addition to the breakfast bar. There are a range of wall and base units in a wood effect with laminate worktops and tile splashbacks, there a integrated appliances in the form of an electric oven with stainless steel gas hob and extractor fan over, there is plumbing for a washing machine, plumbing for a dishwasher, one and a half bowl stainless steel sink and space for a fridge freezer. The room has ceiling light, further inset ceiling spotlights, central heating radiator, uPVC double glazed window to the rear and twin French doors giving access out.



### **FIRST FLOOR LANDING**

From the entrance hallway the staircase rises to the first floor landing with spindle balustrade, two ceiling lights, central heating radiator, staircase rising to the second floor and natural light is gained via obscure uPVC double glazed window to the side and a further uPVC double glazed window to the front. There is also access to the airing cupboard housing the hot water tank. Here we gain entrance to the following rooms.

### LIVING ROOM

An excellently proportioned principal reception space with twin French doors leading to the Juliet balcony to the rear with matching glazed side panels. There is ceiling light and central heating radiator.

### BEDROOM FOUR

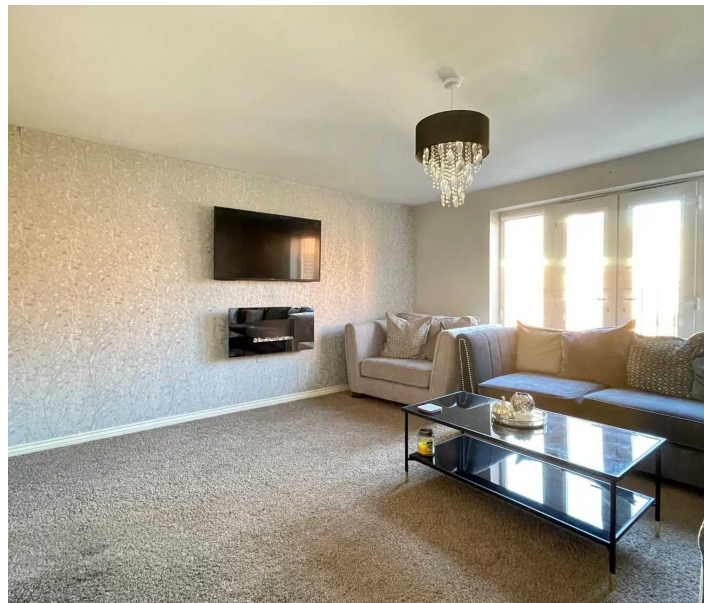
Currently used as a study, this has ceiling light, central heating radiator and uPVC double glazed window to the front.

### HOUSE BATHROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over and bath with chrome taps. There are inset ceiling spotlights, extractor fan and central heating radiator.

### SECOND FLOOR LANDING

From the first floor landing the staircase rises to the second floor landing with ceiling light, central heating radiator, access to the loft via a hatch, obscure uPVC double glazed window to the side and access to a storage cupboard. Here we gain entrance to the following rooms.





### **BEDROOM ONE**

A spacious double room with ceiling light, central heating radiator, uPVC double glazed window to the front and door opening through to the en-suite shower room.

### **EN-SUITE SHOWER ROOM**

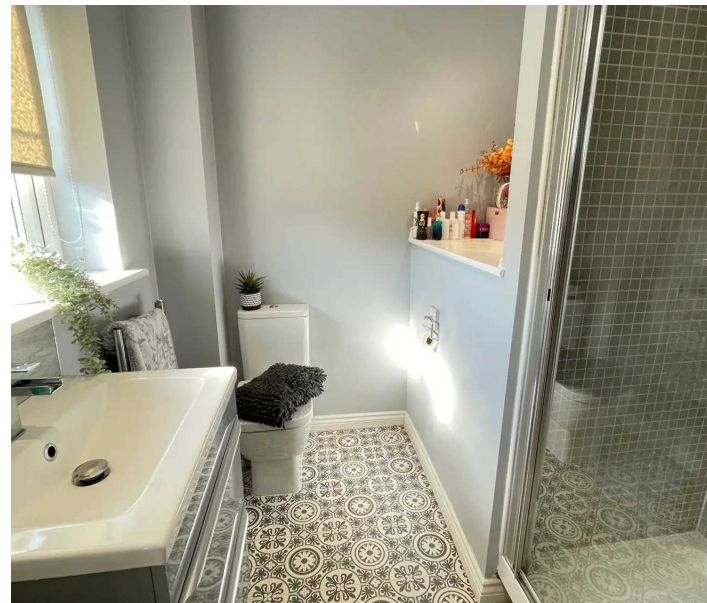
Comprising a three piece modern white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, chrome towel rail/radiator and obscure uPVC double glazed window to the front.

### **BEDROOM TWO**

A further double bedroom with ceiling light, central heating radiator and uPVC double glazed window to the rear.

### **BEDROOM THREE**

With ceiling light, central heating radiator and uPVC double glazed window to the rear.



## OUTSIDE

To the front of the home, there is a double tarmacked driveway providing off street parking for two vehicles leading to a single integral garage. To the rear of the home, there is a fully enclosed garden space with perimeter fencing and entrance gate from the side. Immediately from the home there is a flagged patio seating area beyond which there is a lawned space with perimeter flower beds and further raised decked seating area.



## **ADDITIONAL INFORMATION**

The EPC Rating is C-73, 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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## **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

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **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 – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm





## Simon Blyth Estate Agents

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