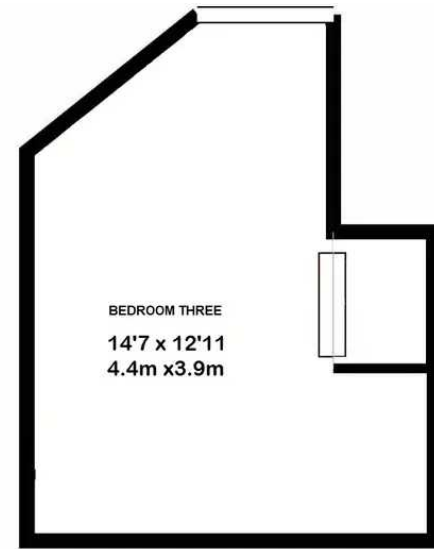
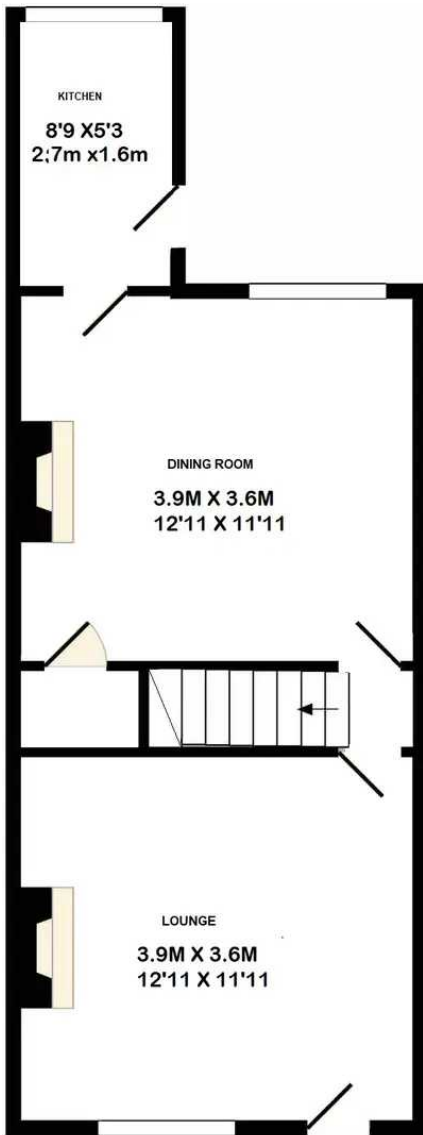




Green Road, Penistone

Sheffield

OFFERS OVER £150,000





Green Road

Penistone, Sheffield

WE ARE PLEASED TO OFFER TO THE MARKET THIS SPACIOUS WELL PRESENTED THREE BEDROOM TERRACED PROPERTY SET OVER THREE FLOORS WITH FANTASTIC LIVING ACCOMMODATION AND A LARGE GARDEN TO REAR ENJOYING COUNTRYSIDE VIEWS AND BEYOND. THE PROPERTY IS CONVENIENTLY LOCATED CLOSE TO PENISTONE'S MANY AMENITIES, SCHOOLING AND TRAIN STATION.

- THREE BEDROOMS
- SPACIOUS LIVING ACCOMODATION
- SET OVER THREE FLOORS
- SET BACK OFF THE MAIN ROAD
- ENCLOSED REAR GARDEN



ENTRANCE

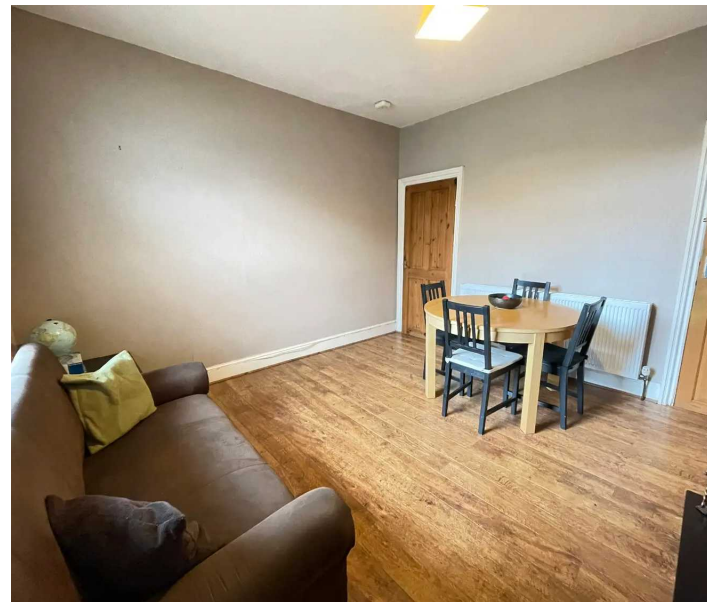
Entrance gained via composite door into living room.

LIVING ROOM

A front facing principal reception space with ceiling light, fire sat within surround, central heating radiator and uPVC double glazed window.

DINING ROOM

Spacious living dining room having ample room for dining table and chairs as well as living furniture if so desired. The room has a ceiling light, fire sat within surround and central heating radiator.



KITCHEN

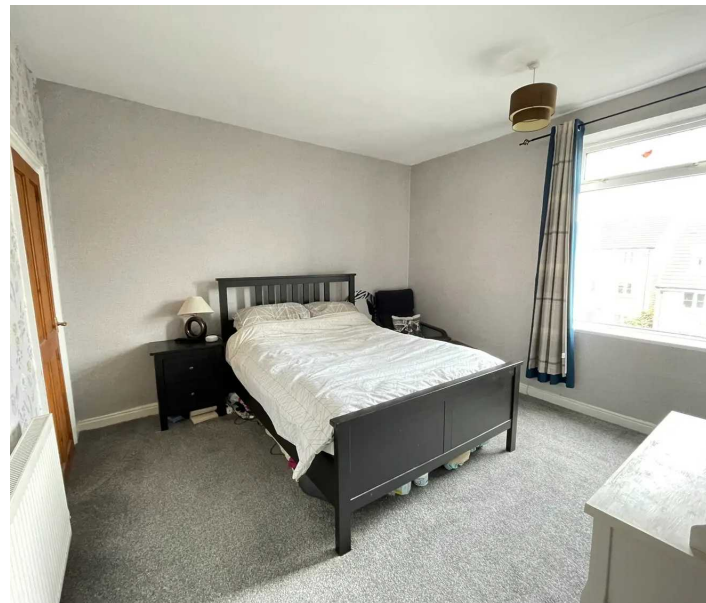
The kitchen has a range of wall and base units in grey with contrasting laminate worktops. There is space for a free standing cooker, bowl with chrome mixer taps over, plumbing for a washing machine, ceiling light, wall mounted electric heater, tiled floor, uPVC double glazed window and here we also find the boiler.

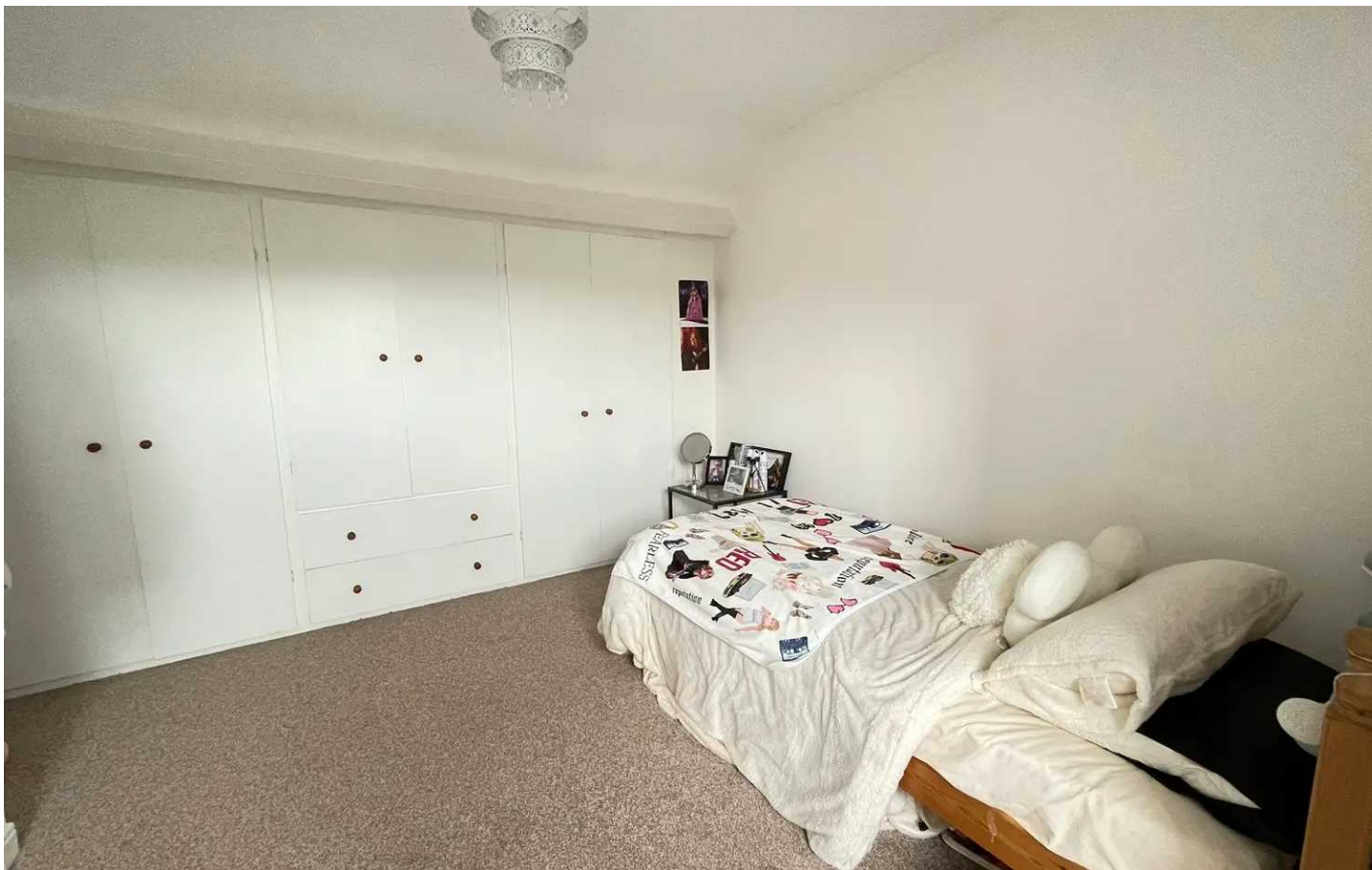
FIRST FLOOR LANDING

A staircase rises and turns to the first floor landing, here we gain access to the following rooms.

BEDROOM ONE

A front facing master bedroom with ceiling light, central heating radiator and uPVC double glazed window.





BEDROOM TWO

The room has a ceiling light, central heating radiator and rear facing uPVC double glazed window.

BATHROOM

Comprising of a four piece white suite in the form of; close coupled W.C, basin with chrome taps and bath with chrome taps with shower over and glazed shower screen. There is a ceiling light, part tiling to walls, tiled floor and obscure uPVC window to rear.

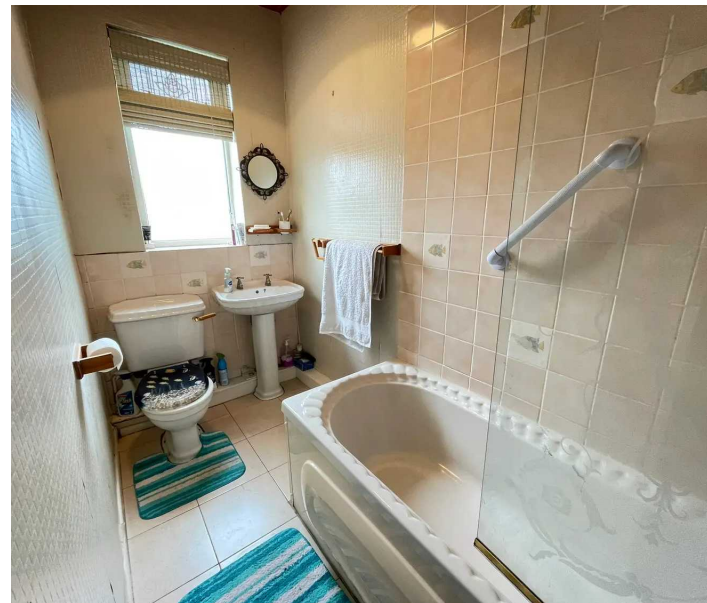
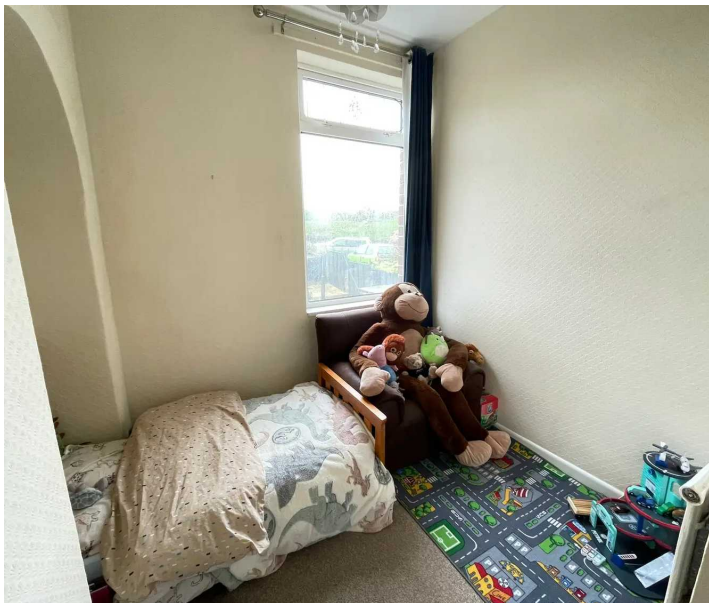
SECOND FLOOR

BEDROOM THREE

A spacious bedroom with ceiling light, uPVC double glazed window, bank of fitted of wardrobes.

OUTSIDE

The property is set back off the main road with steps leading to the front door. To the rear is a garden mainly laid with paving stones and flower beds. The garden path leads to a gated area with access on to Castle Lane.





ADDITIONAL INFORMATION:

The EPC rating is a D-64 and the Council Tax band is a A.

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 TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



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