

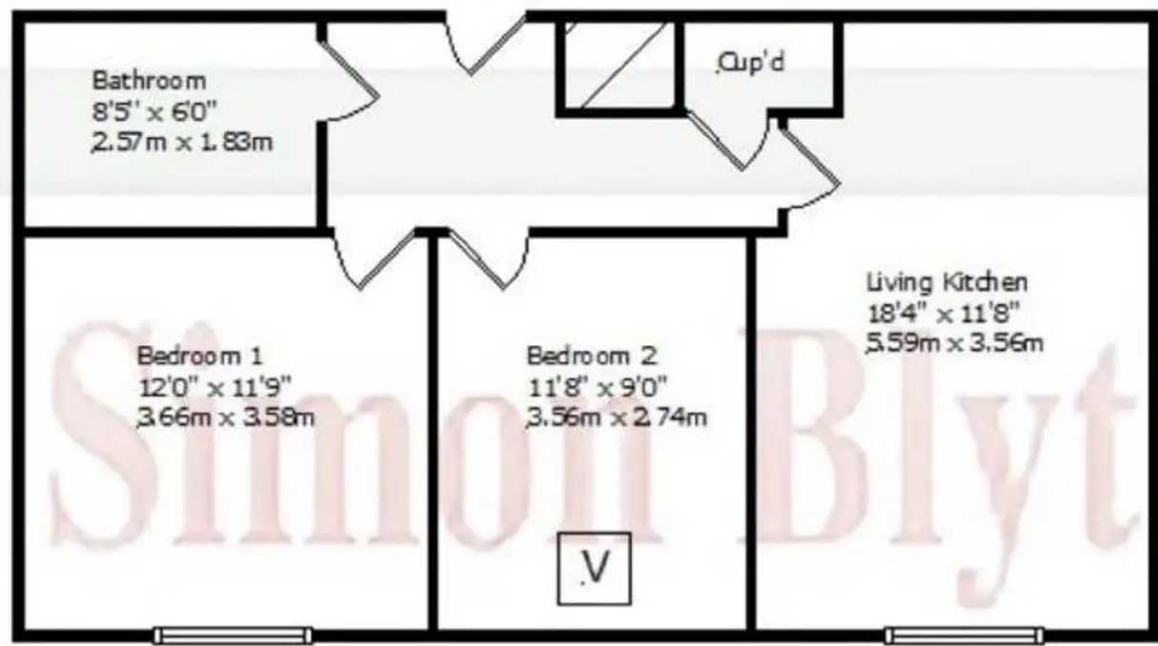


Regency House, Kings Court, Penistone

Sheffield

Offers in Region of **£145,000**

Regency House Penistone



Drawing: SB-Pen-18-032



Regency House, Kings Court

Penistone, Sheffield

IDEALLY SITUATED CLOSE TO LOCAL AMENITIES, SCHOOLING AND FABULOUS TRANSPORT LINKS IS THIS VERY WELL-PRESENTED MODERN PURPOSE-BUILT APARTMENT.

Offered to the market with no upper vendor chain this second floor apartment offers the following accommodation: - Hallway, two double bedrooms, open plan living/kitchen with integrated appliances and bathroom with four-piece Villeroy and Boch sanitary ware. Outside there is allocate parking. Viewing is recommended.

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





ENTRANCE

Gained via communal gate to ground floor, staircase rises to the second floor where we find apartment 16. In to inner hallway with ceiling lights access to loft storage area and central heating radiator and access to useful storage cupboard, here we gain access to the following rooms:

LIVING/KITCHEN

A well-proportioned open plan space separated in to two principal areas with living space to front with views towards the park area. The kitchen itself has a range of wall and base units in high gloss cream with contrasting marble effect laminate work tops with matching upstand and quality integrated appliances in the form of Bosch stainless steel electric oven with matching four burner Bosch gas hob, with stainless steel splashback and Bosch extractor fan over, stainless steel sink with stainless steel mixer tap over, integrated Indesit washing machine and space for free standing fridge freezer. There are inset ceiling spotlights, further under cupboard lighting, two central heating radiators and timber double glazed window.



BEDROOM ONE

A well-proportioned double bedroom with timber double glazed window to front, ceiling lights and central heating radiator.

BEDROOM TWO

Further double bedroom with inset ceiling spotlights and central heating radiator and sky light to front.

BATHROOM

A quality bathroom comprising a four-piece white suite with quality fixtures and fittings in the form of Villeroy and Boch low level W.C., matching pedestal basin with chrome mixer tap over, bath with chrome mixer tap by Hansgrohe and separate enclosed shower cubicle with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, full tiling to walls and chrome towel rail/radiator.

OUTSIDE

There is an allocated parking space.





ADDITIONAL INFORMATION

The EPC is a B - 82 and the council tax band is B, 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) COPYRIGHT Unauthorized reproduction prohibited.

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 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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