

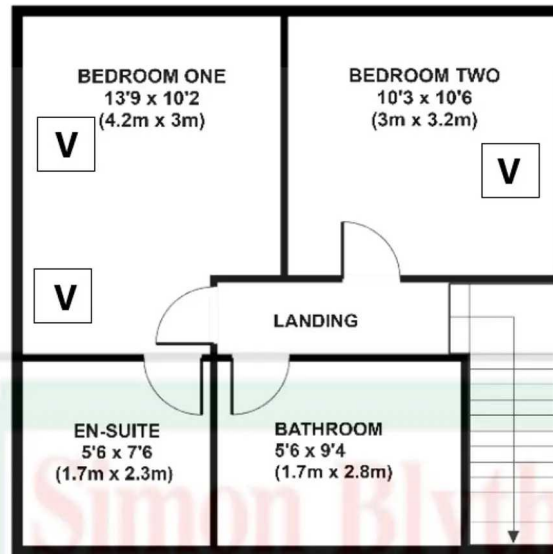


Weir Field House Netherfield

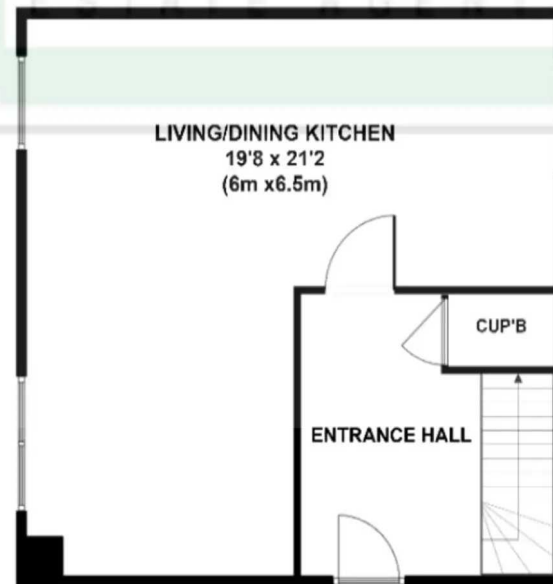
Penistone, Sheffield

Fixed Price **£185,000**

WEIR FIELD HOUSE, NETHERFIELD,
PENISTONE



FIRST FLOOR



GROUND FLOOR



Weir Field House Netherfield

Penistone, Sheffield

FORMING PART OF THIS PERIOD BUILDING THIS CONTEMPORARY TWO BEDROOM DUPLEX APARTMENT OFFERS BEAUTIFULLY PRESENTED AND HIGH APPOINTED INTERNAL FIXTURES AND FITTINGS, OFFERING LOW MAINTENANCE LIVING IN THIS HIGHLY CONVENIENT LOCATION CLOSE TO PENISTONE'S AMENITIES INCLUDING THE TRAIN STATION AND THE NEIGHBOURING GRAMMAR SCHOOL. Offered to the market with no upper vendor chain, the accommodation is as follows: communal entrance, private entrance hallway, open plan living kitchen with integrated appliances. Stairs then rise and turn to the upper floor with two double bedrooms including master with en-suite shower room and further bathroom. Outside there is a share of the communal grounds and allocated parking. An early viewing is advised. The EPC Rating is B-81 and the council tax band is B.





ENTRANCE

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

ENTRANCE HALLWAY

With ceiling light, central heating radiator and staircase rising with useful storage cupboard underneath. Door then opens to the living kitchen.

LIVING DINING KITCHEN

A fabulous open plan space incorporating living and dining areas. The kitchen has a range of wall and base units with wood effect laminate worktops and matching upstands. There are integrated appliances in the form of AEG stainless steel electric oven and grill with matching four burner gas hob with stainless steel splash back and chimney style AEG extractor fan over. There is an integrated Zanussi washing machine, a matching integrated dishwasher and there is a one and a half bowl stainless steel sink with chrome mixer tap over. The kitchen is finished off with a wood effect laminate flooring incorporating the dining space with ample room for table and chairs. There are inset ceiling spotlights with pendant light over the dining space with natural light gained via uPVC double glazed sash windows to two elevations. The lounge area has carpeted floor and central heating radiator.

FIRST FLOOR LANDING

From entrance hallway the staircase rises and turns to first floor landing, with ceiling light and access to the following rooms:



BEDROOM ONE

A generous double room with ceiling light, central heating radiator, two Velux skylights to rear and door opening to en-suite shower room.

EN-SUITE SHOWER ROOM

Comprising a three piece white suite in the form of low level W.C, wall mounted basin with chrome mixer tap over and shower cubicle with mains fed chrome mixer shower with folding glazed door. There are inset ceiling spotlights, chrome towel rail/radiator, part tiling to wall, tiled to floor and extractor fan.

BEDROOM TWO

A further double bedroom with ceiling light, central heating radiator and Velux to front.

BATHROOM

With a three piece suite in the form of low level W.C, wall mounted basin with chrome mixer tap over and bath with chrome mixer tap. There are inset ceiling spotlights, part tiling to wall and tiled floor, extractor fan and chrome towel rail/radiator.

OUTSIDE

The apartment shares the use of communal grounds and has an allocated parking space. There is use of further visitor spaces.





ADDITIONAL INFORMATION

The EPC Rating is B-81, 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)

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.

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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

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 - 8:45am - 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11am - 1pm



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