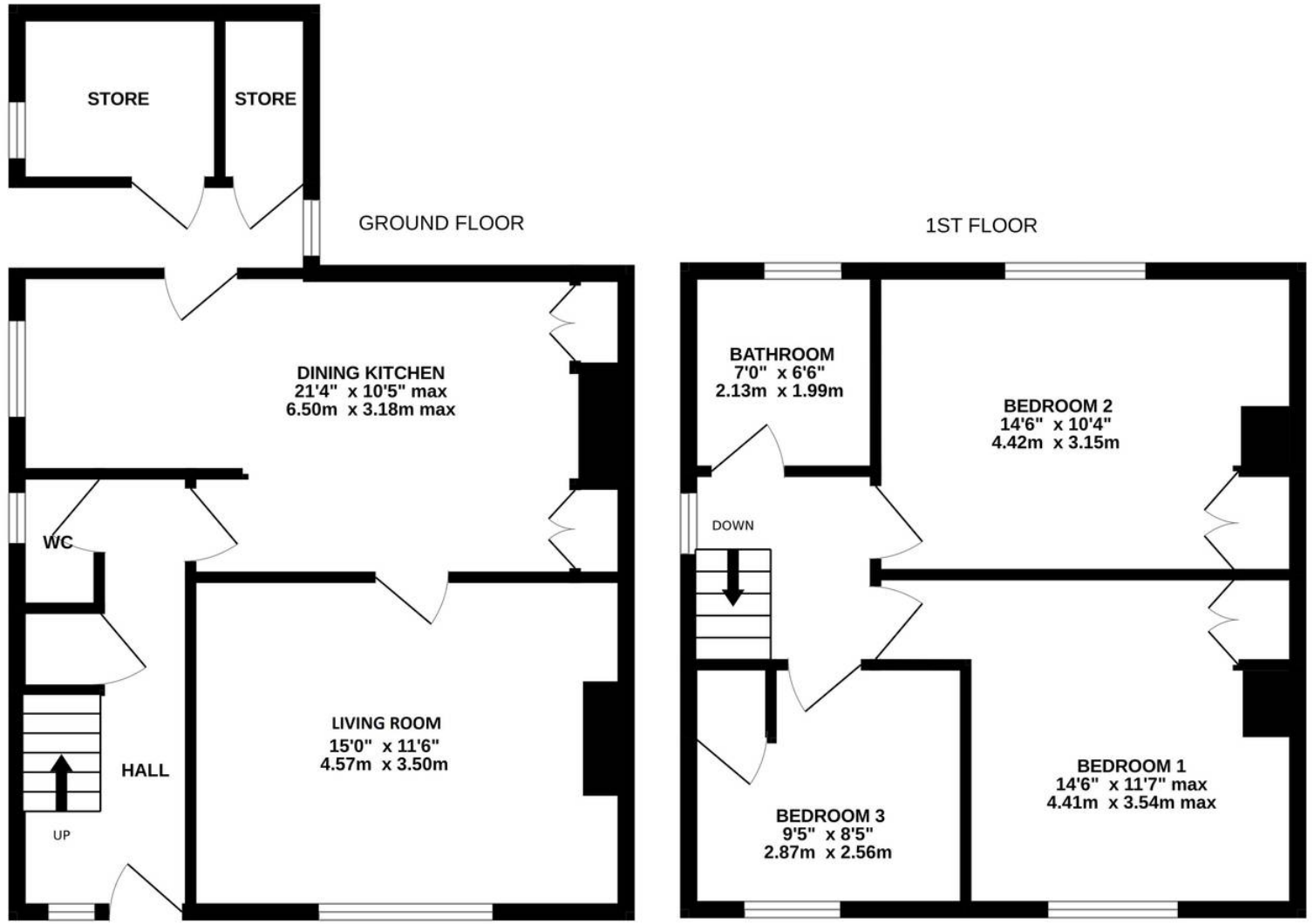




**New Royd, Millhouse Green**

Sheffield

Offers in Region of **£199,950**



NEW ROYD

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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## New Royd

Millhouse Green, Sheffield

**LOCATED ON THIS QUIET RESIDENTIAL CUL-DE-SAC, WITH OPEN ASPECT ONTO FARMERS FIELD TO THE REAR. WE OFF TO THE MARKET THIS THREE BEDROOM SEMI DETACHED HOME WITH GARDENS TO THREE SIDES, OFF STREET PARKING AND SCOPE FOR GARAGING.** The accommodation over two storeys is as follows. To ground floor, entrance hallway, downstairs W.C., living room, dining kitchen and access to outbuildings. To first floor there are three bedrooms and family bathroom. Being situated close to local schooling and many amenities Penistone has to offer, whilst being well positioned for the daily commute reaching Manchester, Leeds and further afield. A popular house type, in a highly desired area with a viewing being a must at an early stage to avoid a disappointment. **The EPC is a C-69 and the council tax band is B.**

- THREE BEDROOMS
- OFF STREET PARKING
- GARDENS TO THREE SIDES
- OPEN ASPECT ONTO FARMERS FIELD
- QUIET RESIDENTIAL CUL-DE-SAC
- SCOPE FOR GARAGING





### **ENTRANCE**

Entrance gained via composite and obscure glazed door into entrance hallway, with ceiling light, central heating radiator, obscure uPVC double glazed window to the front. And staircase rising to the first floor, with storage cupboard underneath, doors open to the following rooms.

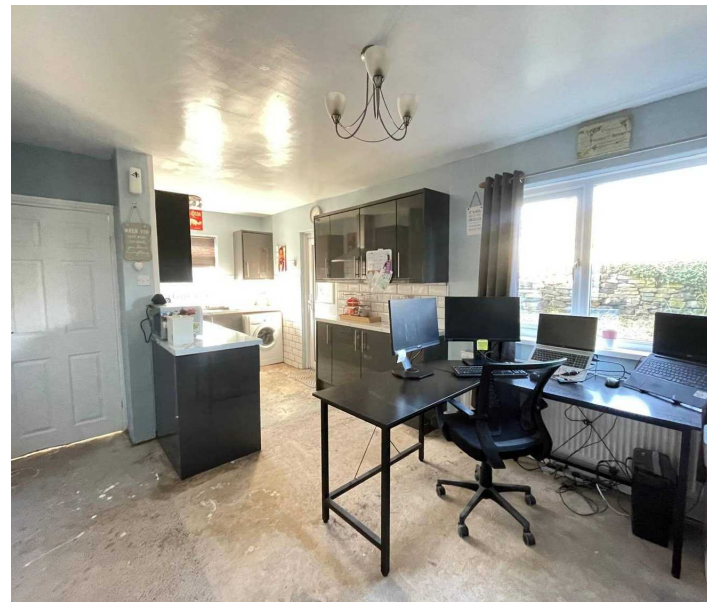
### **DOWNSTAIRS W.C.**

A low level W.C., ceiling light and obscure uPVC double glazed window to the side.

### **DINING KITCHEN**

21' 4" x 10' 5" (6.50m x 3.18m)

An excellently proportioned dining kitchen, with ample room for dining table and chairs. The kitchen itself has a range of wall and base units in a high gloss dark grey with laminate worktops, tiled splashback and integrated appliances, in the form of stainless steel electric oven and four burner electric induction hob with chimney style extractor fan over. There is also integrated fridge, plumbing for a washing machine, built in cupboards and composite sink with stainless steel mixer tap over. There are two ceiling lights, central heating radiator and natural light is gained via uPVC double glazed window to both, the side and the rear, with pleasant aspect over neighbouring fields from the rear window.



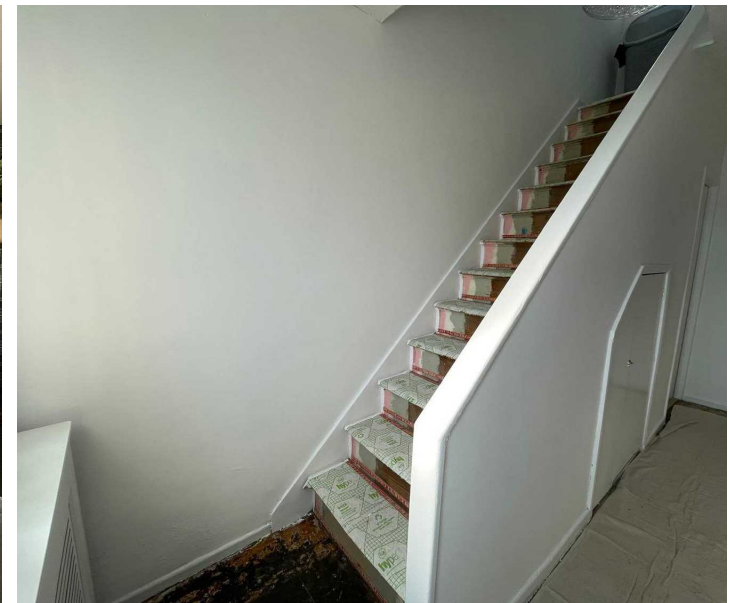
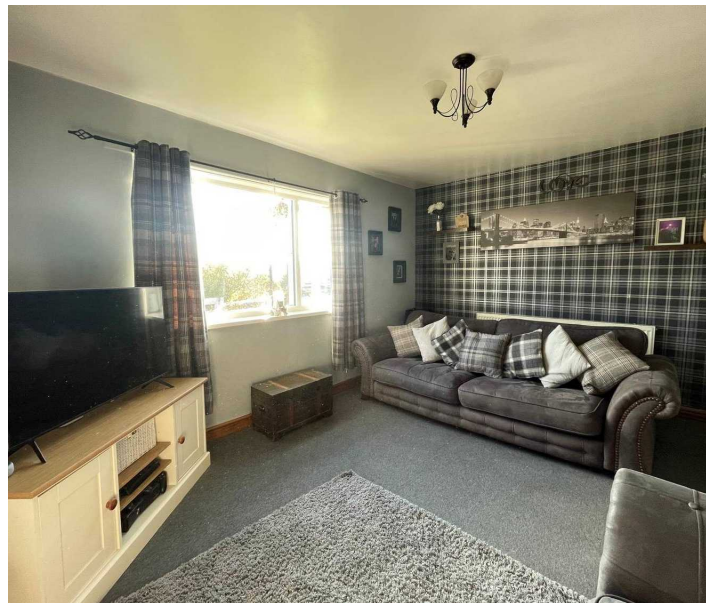
### INNER HALLWAY

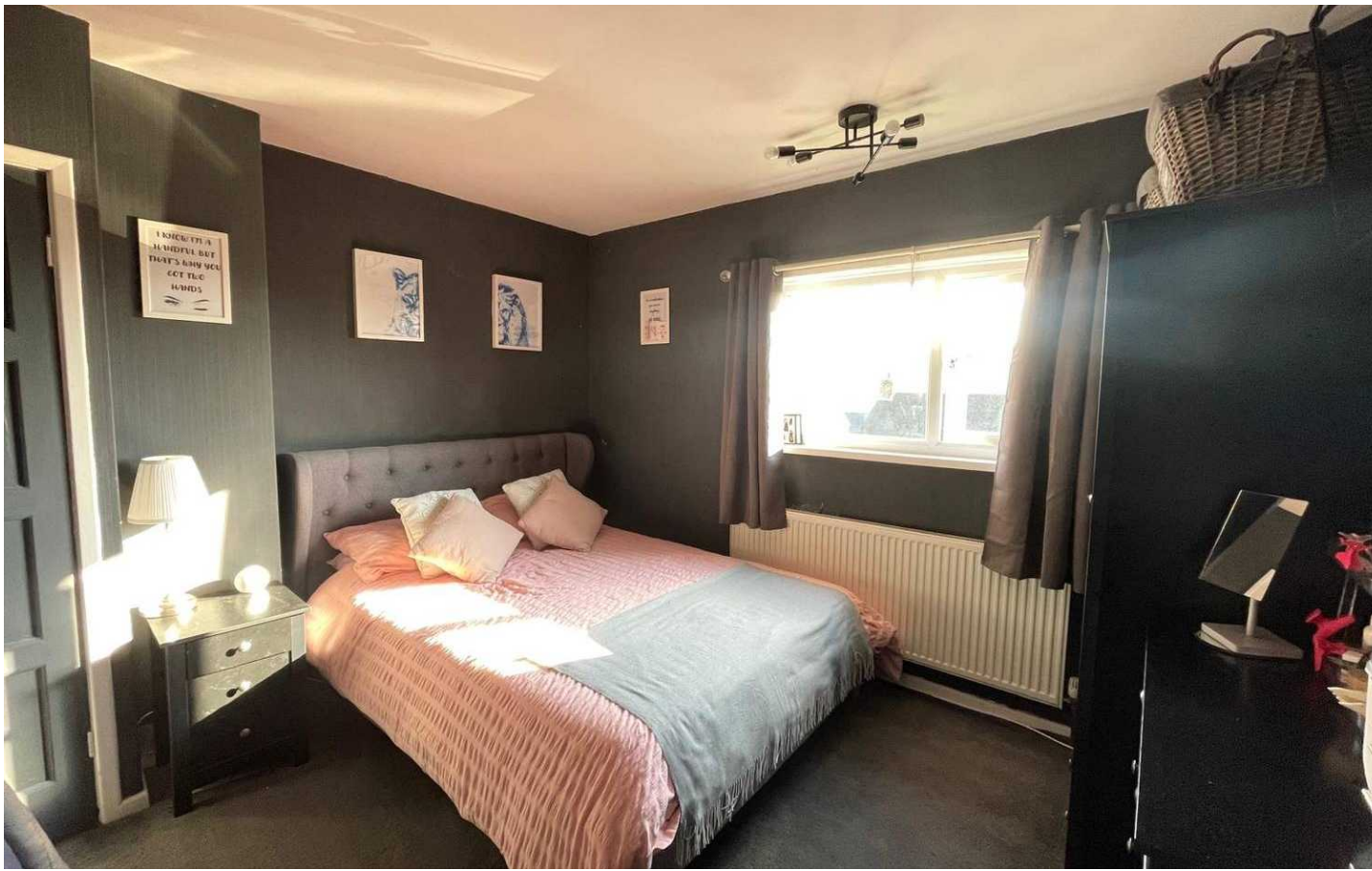
A uPVC and glazed door opens through to inner hallway, which gives access to brick built outbuildings.

### LIVING ROOM

15' 0" x 11' 6" (4.57m x 3.50m)

A front facing reception space, with the main focal point being a multi fuel stove sat within surround. There is ceiling light, central heating and uPVC double glazed window to the front.





### FIRST FLOOR LANDING

From entrance hallway the staircase rises to the first floor landing. With ceiling light, uPVC double glazed window to the side and here we gain access to the following rooms.

### BEDROOM ONE

14' 6" x 11' 7" (4.41m x 3.54m)

Front facing double bedroom, with built in wardrobe, ceiling light, central heating radiator and uPVC double glazed window to the front.

### BEDROOM TWO

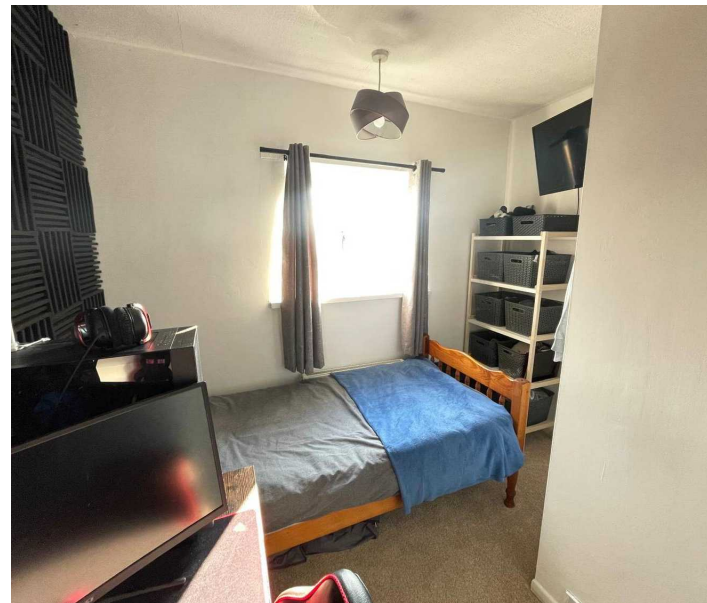
14' 6" x 10' 4" (4.42m x 3.15m)

Further double bedroom enjoying a superb view via uPVC double glazed window overlooking neighbouring farmer's field with views of hillside and beyond. The room has built in cupboard, ceiling light and central heating radiator.

### BEDROOM THREE

9' 5" x 8' 5" (2.87m x 2.56m)

With ceiling light, central heating radiator and uPVC double glazed window to the front, enjoying views across the valley over neighbouring fields.



## BATHROOM

7' 0" x 6' 6" (2.13m x 1.99m)

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome taps. There is bath with chrome mixer tap with shower attachment and glazed shower screen. There is ceiling light, part tiling to walls, central heating radiator and uPVC double glazed window to the rear.

## OUTSIDE

To the front of the home, there is a lawned garden space with path and steps up to the front door. To the side of the property, there is a tarmacked driveway providing off street parking for two vehicles, with iron gate opening onto the side garden.





## OUTSIDE

The side garden has a flagged low maintenance seating area and has potential for garaging or indeed further off street parking given necessary planning and consents. Beyond the flagged area, there is a lawned and gravelled space which continues to the rear of the home with perimeter dry stone walling and has an immediate aspect onto adjoining field.





**ADDITIONAL INFORMATION:**

The EPC rating is a C-69 and the Council Tax band is an B.

**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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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.

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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.

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Saturday – 9am to 2pm

Sunday – 11am to 1pm



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