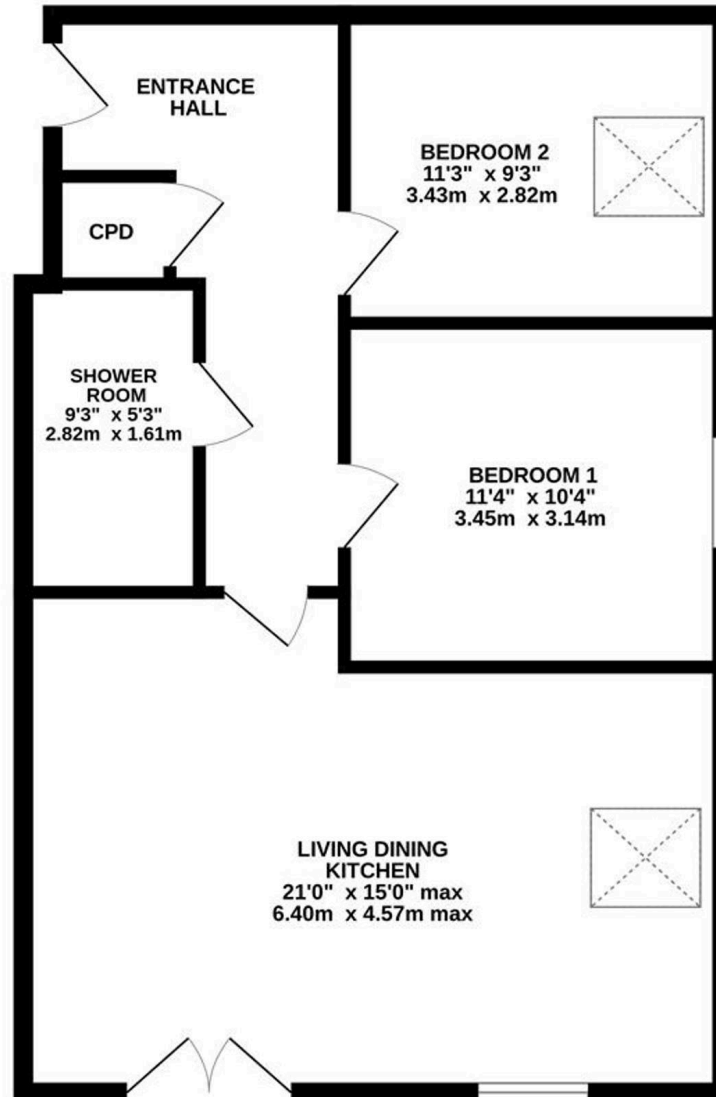




Regency House, Kings Court, Penistone

Sheffield

Fixed Price **£148,000**



KINGS COURT

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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Regency House Kings Court

Penistone, Sheffield

AN IDEALLY SITUATED CLOSE TO LOCAL AMENITIES, SCHOOLING AND FABULOUS TRANSPORT LINKS IS THIS VERY WELL-PRESENTED MODERN PURPOSE-BUILT APARTMENT OFFERING WELL APPOINTED ACCOMMODATION IN THIS HIGHLY CONVENIENT POSITION. This fabulous and impeccably presented second floor apartment offers the following accommodation: Entrance Hall, two double bedrooms, open plan living/dining kitchen with integrated appliances and shower room. Outside there is an allocated parking space and four shared visitor parking spaces. Viewing is highly recommended. The EPC Rating is B-83.





BUILDING ENTRANCE

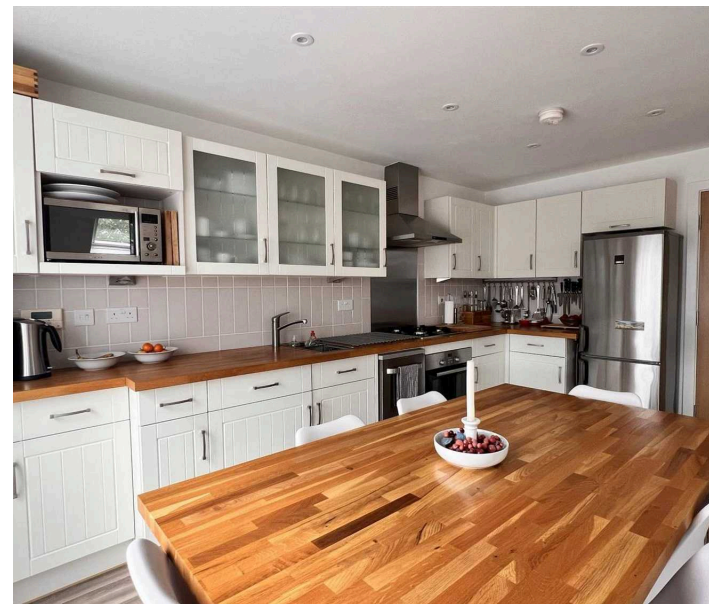
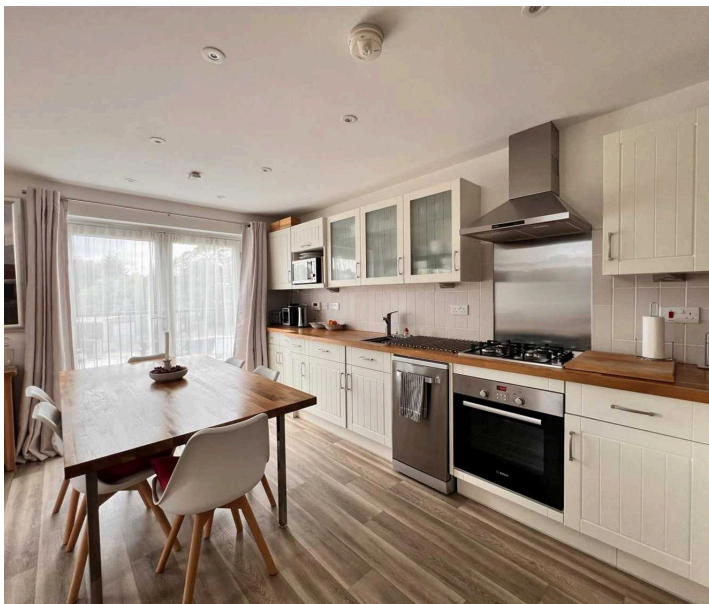
Gained via communal door to ground floor, staircase rises to the second floor where we find apartment 17.

ENTRANCE HALL

A timber door gives access into entrance hall with ceiling LED lights access to loft storage area, with central heating radiator and access to useful storage cupboard, here we gain access to the following rooms:

LIVING/ DINING KITCHEN

A superb open plan space incorporating the living area, dining area and kitchen. The living space has ample room for lounge furniture and table and chairs, natural light is gained via timber double glazed window to side and skylight to ceiling. The kitchen itself has a range of wall and base units in an ivory wood shaker style with contrasting solid wood worktops, tiled up stands 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 washing machine, space for a slimline dishwasher and space for free standing fridge freezer. There are inset ceiling LED spotlights, further under cupboard lighting, two central heating radiators and timber double glazed Juliette balcony to the side providing further natural light to this wonderful living dining kitchen.



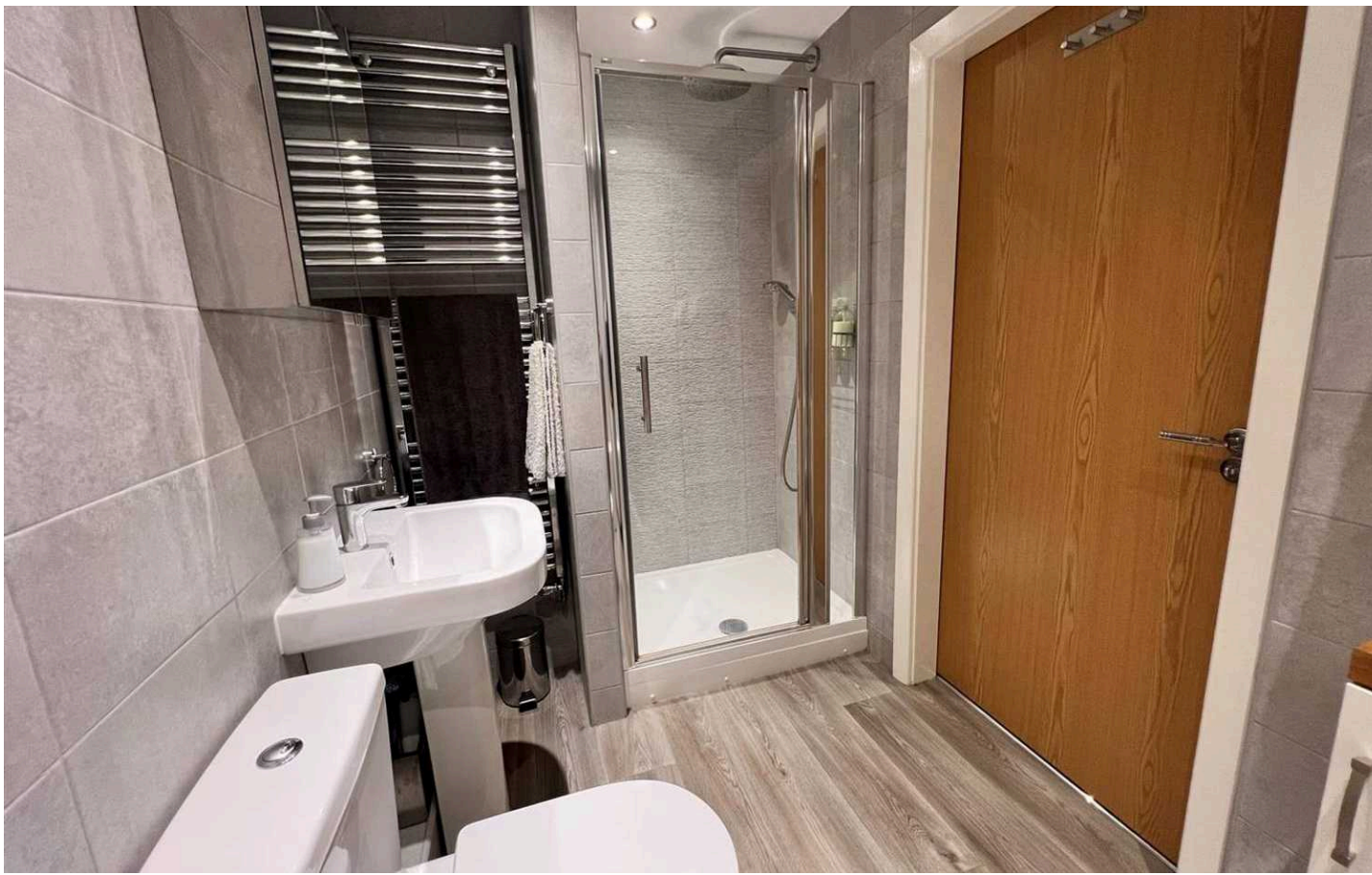
BEDROOM ONE

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

BEDROOM TWO

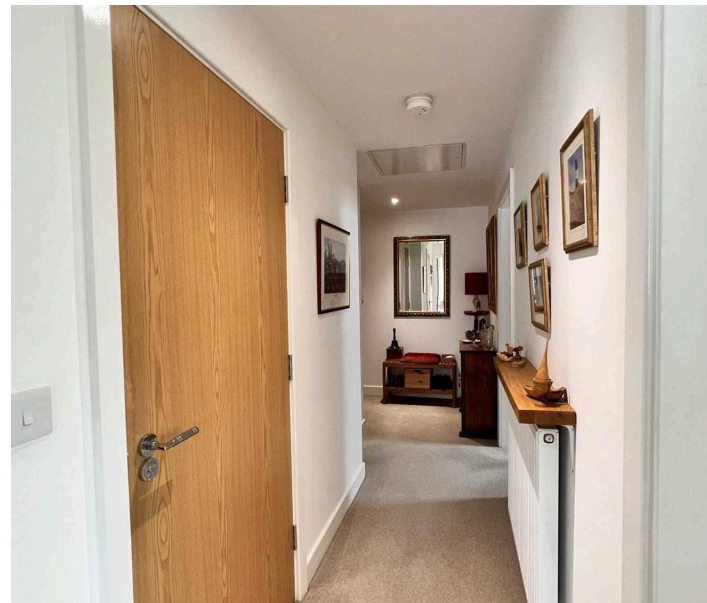
Further a double bedroom with inset ceiling LED spotlights and central heating radiator and skylight to ceiling.





SHOWER ROOM

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





OUTSIDE

Surrounding the building there are communal maintained planted and grassed areas. There is also a lit communal bin building. The apartment on offer benefits from having its own allocated parking space and in addition there are four shared visitor spaces.

ADDITIONAL INFORMATION:

The EPC rating is a B-83 and the Council Tax band is a 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. 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

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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.

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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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