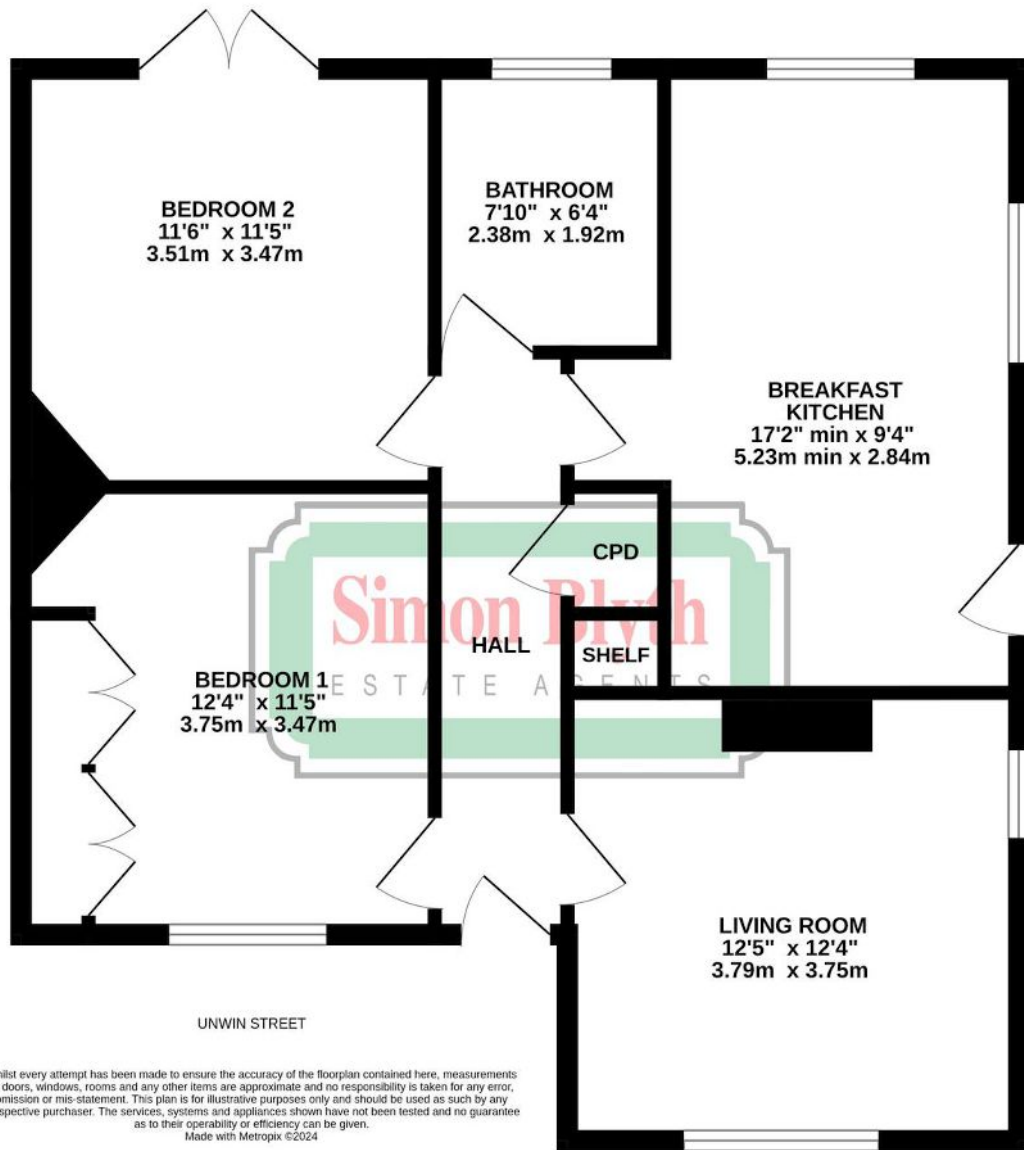




Arcot, Unwin Street, Penistone

Sheffield

Offers in Region of **£240,000**



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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Arcot, Unwin Street

Penistone, Sheffield

A CHARACTERFUL TWO DOUBLE BEDROOM INTERWAR SEMI-DETACHED BUNGALOW LOCATED ON THIS QUIET RESIDENTIAL CUL-DE-SAC JUST A STONES THROW AWAY FROM THE MANY AMENITIES PENISTONE HAS TO OFFER INCLUDING SHOPS, SCHOOLING, TRAIN STATION AND TRANS PENNINE TRAIL. Offering individual single storey accommodation in this highly convenient position which offers the following accommodation: entrance hall, breakfast kitchen with integrated appliances, two double bedrooms with bedroom two currently being used as a dining room, twin French doors to the rear and rear access ramp, family four piece bathroom. Outside there is garden to the front and well sized lawned garden to the rear with patio seating area and summer house, with substantial cellars underneath the property providing storage and workshop space. A lovely period home, with an early viewing recommended. The EPC is a D-65 and the council tax band is B.

- TWO DOUBLE BEDROOMS
- INDIVIDUAL BUNGALOW
- WELL SIZED GARDEN WITH SUMMER HOUSE
- SUBSTANTIAL CELLAR SPACE
- CLOSE TO PENISTONE'S MANY AMENITIES

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Simon Blyth
ESTATE AGENTS



ENTRANCE

Entrance gained via uPVC and obscure glazed door into entrance hallway. With ceiling light, picture rail, central heating radiator, wood effect laminate flooring, access to loft via a hatch and door opens to useful storage cupboard with hanging space. Here we gain entrance to the following rooms:

BREAKFAST KITCHEN

With breakfast bar seating area, the kitchen itself has a range of wall and base units in a wood effect shaker style with contrasting laminate worktops and wood effect laminate flooring. There is an integrated double oven, five burner gas hob with chimney style extractor fan over and integrated dishwasher. With plumbing for a washing machine, space for tumble dryer and space for American style fridge freezer and a one and a half bowl ceramic sink with chrome mixer tap over. The room has inset ceiling lights, central heating radiator, uPVC double glazed window to two elevations and uPVC and yule glazed stable style door giving access to the side of the home.



LIVING ROOM

A front facing reception space, with the main focal point being an open fire set within ornate surround with hearth. With ceiling light with ornate ceiling rose, coving to the ceiling, built in bookshelf, central heating radiator, solid wood flooring and uPVC double glazed window to the front. There is also two wall lights.

BEDROOM TWO

Currently being used as a dining room, there is further double bedroom which enjoys twin French doors to the rear in uPVC giving access to the rear ramp giving potential wheelchair access. There are inset ceiling lights, central heating radiator and wood effect laminate flooring.





BEDROOM ONE

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

BATHROOM

Comprising a four piece white suite, in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over, free standing roll top baht with chrome mixer tap over and telephone style attachment and separate Jet shower enclosure with mains fed mixer shower within. There is ceiling light, full tiling to walls and floor and chrome towel rail/radiator.



OUTSIDE

To front is an iron gate opening onto front garden with two lawned areas and brick wall, path leading to the property with further path continuing round the side of the home and in turn reaches the rear garden. A very well proportioned rear garden with perimeter fencing, the garden is predominantly lawned, with raised patio seating area and summer house. Immediately behind the home is a timber decked seating area with balustrade accessed by twin French doors from bedroom two, there is also a ramp providing access. To the side of the home, door opens to cellars. Cellars are expansive and offers an abundance of storage and potential workshop space.



ADDITIONAL INFORMATION:

The EPC rating is a D - 65 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**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY****MAILING LIST**

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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.

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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