

Simon Blyth

ESTATE AGENTS

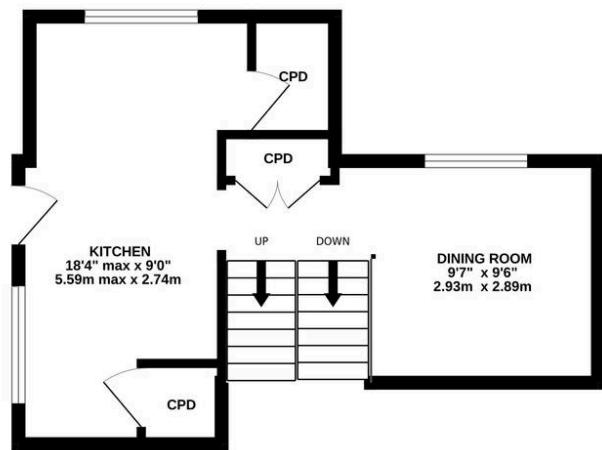


Wentworth Road, Penistone

Sheffield

Offers in Region of **£220,000**

GROUND FLOOR



LOWER GROUND FLOOR



WENTWORTH ROAD

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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Wentworth Road

Penistone, Sheffield

LOCATED ON THIS QUIET RESIDENTIAL ADDRESS, YET WITHIN JUST A STONES THROW AWAY FROM PENISTONE'S MANY AMENITIES INCLUDING HIGHLY REGARDED GRAMMAR SCHOOL, TRANS PENNINE TRAIL AND TRAIN STATION, WE OFFER THIS SPLIT LEVEL THREE BEDROOM EXTENDED SEMI-DETACHED HOME, ENJOYING GENEROUS PLOT WITH GARDENS TO FRONT AND REAR, OFF STREET PARKING AND CAR PORT. The accommodation briefly comprises to ground floor; fitted kitchen, dining area with multi fuel stove, split level lower floor there is living room and bedroom two to first floor there is two additional bedrooms and family bathroom. This is a highly convenient home, assured to have a great level of interest, please call the office to arrange a viewing at your earliest convenience.

- THREE BEDROOM SEMI-DETACHED
- FABULOUS VIEWS TOWARDS PENISTONE'S VIADUCT AND BEYOND
- CLOSE TO VILLAGE AMENITIES AND SCHOOLS
- OFF-STREET PARKING
- LARGE GARDEN



ENTRANCE

Entrance gained via uPVC and obscure glazed door into the side of the home into kitchen.

KITCHEN

Incorporating a single storey extension to the rear, the kitchen has a range of wall and base units in wood with contrasting worktops and wood effect laminate flooring. There is space for a cooker, plumbing for a washing machine, space for further appliances and stainless steel Franke sink with chrome mixer tap over. There are two ceiling lights, three central heating radiators and uPVC double glazed window to the side and the rear, door opens to pantry.

PANTRY

With further space, possibly could be used as utility.

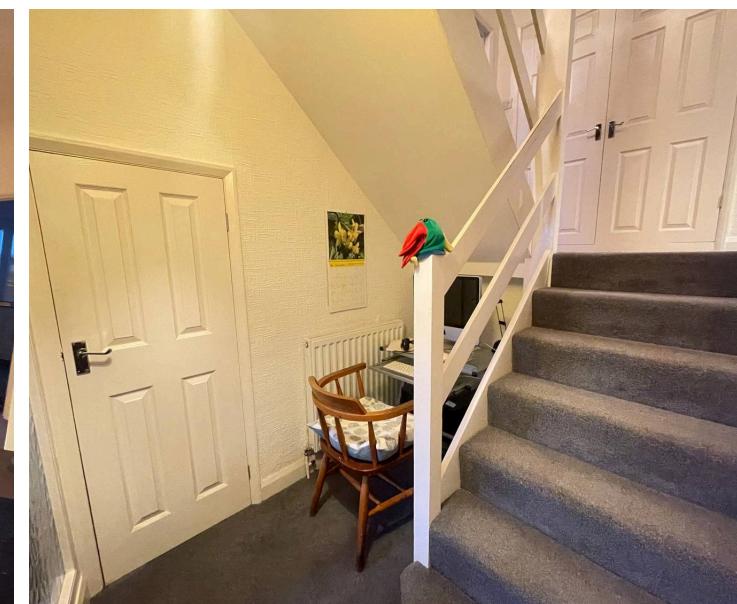


DINING AREA

From kitchen doorway leads through to the dining area. With the main focal point being a multi fuel stove, this room has impressive ceiling height, central heating radiator, uPVC double glazed window to the rear and built-in cupboards providing hanging space. The room is currently used as a dining space but could also be used as a second lounge or snug. With staircases going to first floor split level and also to lower ground.

LOWER GROUND FLOOR

To lower ground floor there is an area utilised as a study, with built in cupboard, ceiling light and access to the following; through timber and glazed door into living room.





LIVING ROOM

A front facing reception space with uPVC double glazed window and uPVC door giving access to the front and benefiting from views towards the viaduct. There is ceiling light, central heating radiator and coal effect gas fire set within surround.

BEDROOM TWO

Well proportioned double bedroom with ceiling light, central heating radiator, built in cupboards and uPVC double glazed window to front. This offers a high degree of versatility and can be utilised as a double bedroom or additional reception space if so desired.

FIRST FLOOR LANDING

Back from dining area, staircase rises to first floor landing. With ceiling light, access to cupboard and here we gain entrance to the following rooms:



BEDROOM ONE

Double bedroom with ceiling light, central heating radiator, built-in wardrobes and uPVC double glazed window to the front with views towards Hoylandswaine hill and viaduct.

BEDROOM THREE

Front facing with ceiling light, central heating radiator and uPVC double glazed window with views.

BATHROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over and bath with chrome taps and separate mains fed chrome mixer shower over. There is ceiling light, central heating radiator, chrome towel rail/radiator, built in cupboard, extractor fan and obscure uPVC double glazed window to the front.





OUTSIDE

To the front of the home, there is a well sized garden with an array of plants and shrubs, concrete driveway which provides off street parking onto car port which offers useful shelter or indeed useful sheltered storage shed but If this was removed, this could create space for vehicle or indeed scope for garaging given necessary consents. To the rear of the home, there is a well sized garden, immediately behind the property there is a low maintenance gravelled seating area with steps descending to lawned garden with pond and perimeter hedging and fencing. To the bottom of the garden, there are fruit trees and hard standing for shed. The top of the garden provides particularly pleasant, elevated views incorporating the grammar school and surrounding scenery.



ADDITIONAL INFORMATION:

The EPC rating is a D-65 and the Council Tax band is a C.

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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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 TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



Simon Blyth Estate Agents

Simon Blyth Estate Agents, Regent Court St. Marys Street – S36 6DT

01226 762400

penistone@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000