

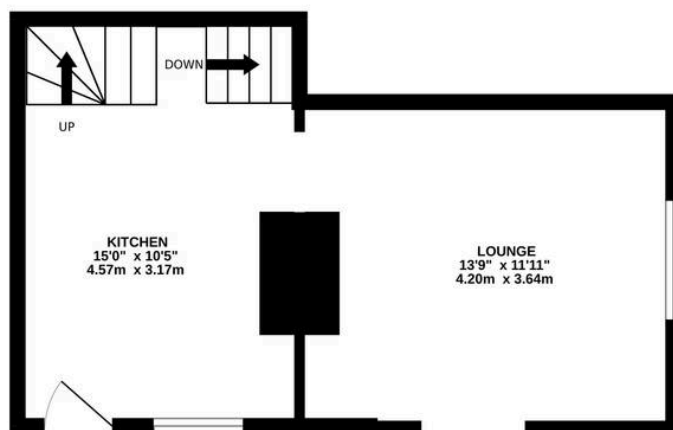


Downing Square, Penistone

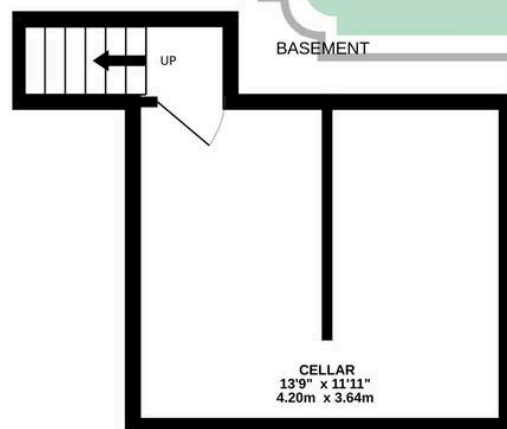
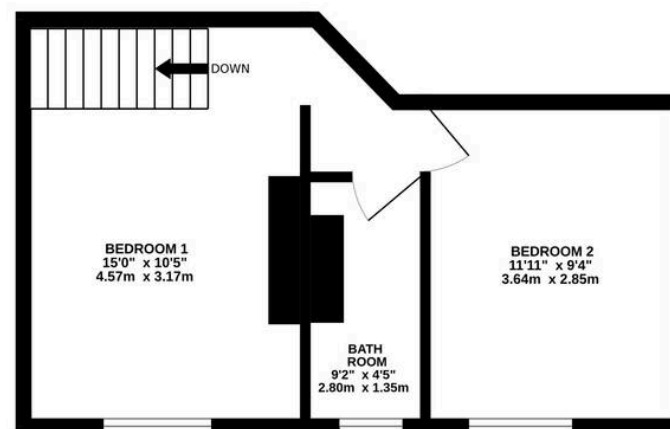
Sheffield

Offers in Region of **£175,000**

GROUND FLOOR



1ST FLOOR



BASEMENT

DOWNING SQUARE

CONSERVATORY
11'6" x 7'6"
3.50m x 2.28m

Simon Blyth
ESTATE AGENTS

CELLAR
13'9" x 11'11"
4.20m x 3.64m

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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Downing Square

Penistone, Sheffield

A beautifully presented period cottage, having undergone a scheme of modernisation and improvement throughout in recent years and now offering high quality fixtures and fittings in this period home with an abundance of features including exposed timber framework and exposed stone walling. Offered to the market with no upper vendor chain, the home is perfectly situated close to Penistone's many amenities, Trans Pennine Trail and train station. The property offers characterful accommodation in a two story configuration as follows; To the ground floor, fitted kitchen, access to the cellar, living room and conservatory. To the first floor there are two bedrooms and wet room. Outside there is an enclosed low maintenance garden to the side. An individual home, in a highly convenient location with a viewing simply a must to fully appreciate the charm and ideal position on offer. The EPC rating is D-61 and the council tax band is B.



ENTRANCE

Entrance gained via a uPVC and obscure glazed door into the kitchen.

KITCHEN

A fitted kitchen with a range of wall and base units in a wood effect shaker style with contrasting marble effect laminate worktops and tiled floor. There is space for a range cooker with a chimney style extractor fan over, plumbing for a washing machine and space for a fridge freezer. The home has period features in the form of exposed brickwork and timber work and a staircase rising to first floor with a further staircase descending down to the cellar. The room is lit by inset ceiling lights, has a vertical contemporary style radiator and natural light is gained via a uPVC double glazed window overlooking the front garden. From the kitchen, a door opens through to the living room.



LIVING ROOM

A well sized principal reception space, the main focal point being a multi-fuel stove sat within a brick surround. There is ceiling light, exposed timber beams, central heating radiator and a uPVC double glazed window. An archway leads through to the conservatory.

CONSERVATORY

An addition to the home, offering further versatile reception space with uPVC double glazing to three sides, wall light and central heating radiator allowing all year round usage.





BEDROOM ONE

From the kitchen, a staircase rises and turns and then we arrive at bedroom one. A lovely open room with feature pitched ceiling and exposed timber A-frame, further character and abundance in the form of exposed stonework. There is ceiling light, central heating radiator and a uPVC double glazed window. The room is currently open with staircase, however a wall and door could be added to block off, if so desired.

BEDROOM TWO

A further double bedroom, again with exposed timber work. There is ceiling light, central heating radiator and a uPVC double glazed window and access to a storage loft.



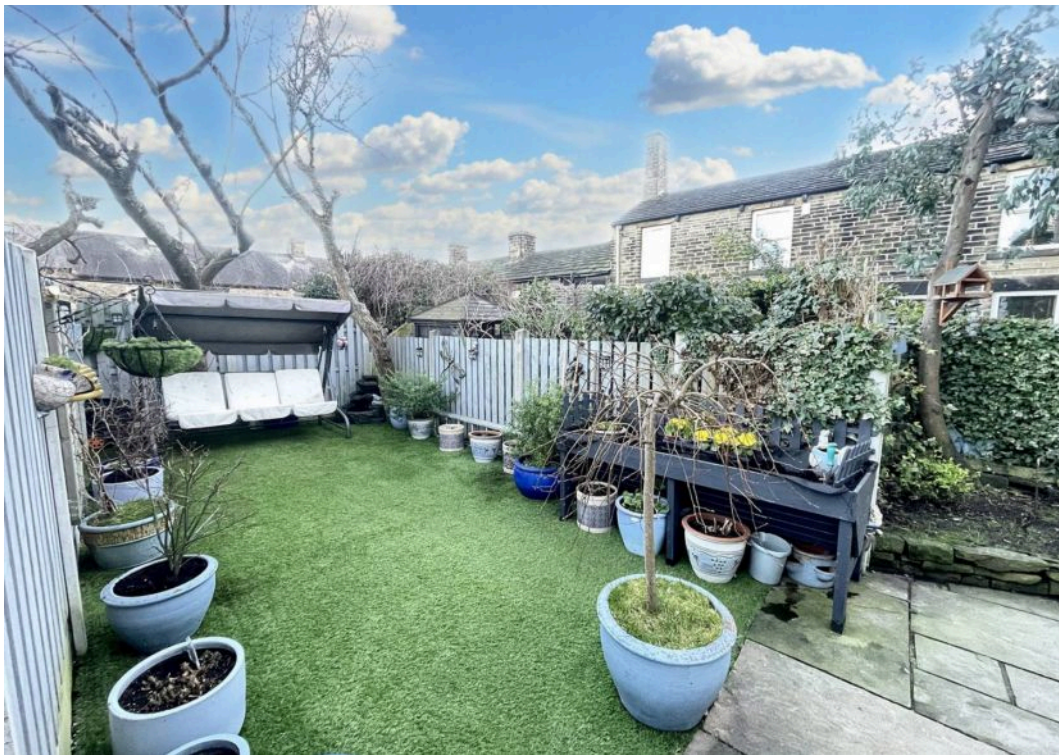
WET ROOM

Comprising a close coupled W.C, basin sat within a vanity unit with chrome mixer tap over and a shower with chrome mixer taps over in a wet room configuration. There are inset ceiling lights, full tiling to walls and floor and chrome towel rail/radiator.

OUTSIDE

The property has a fully enclosed garden with perimeter fencing, low maintenance artificial grassed area and patio seating space.





ADDITIONAL INFORMATION:

The EPC rating is TBC 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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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

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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



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