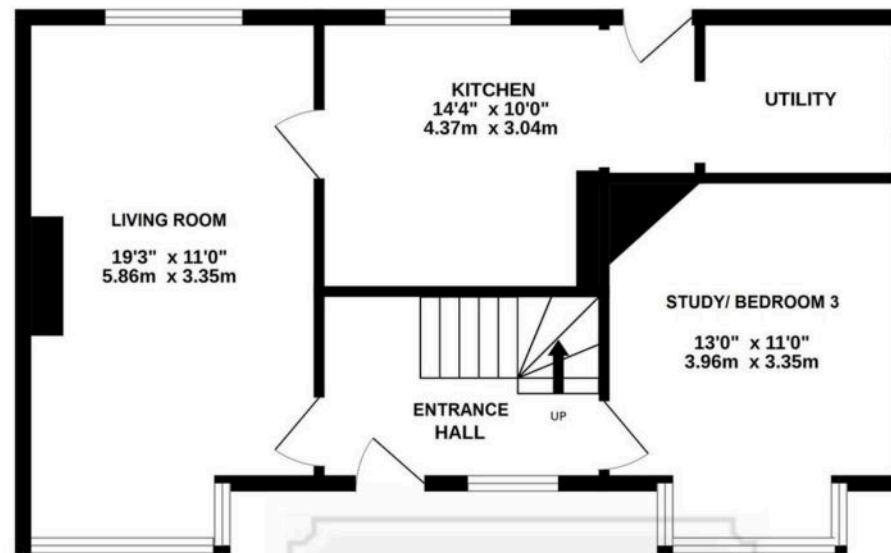




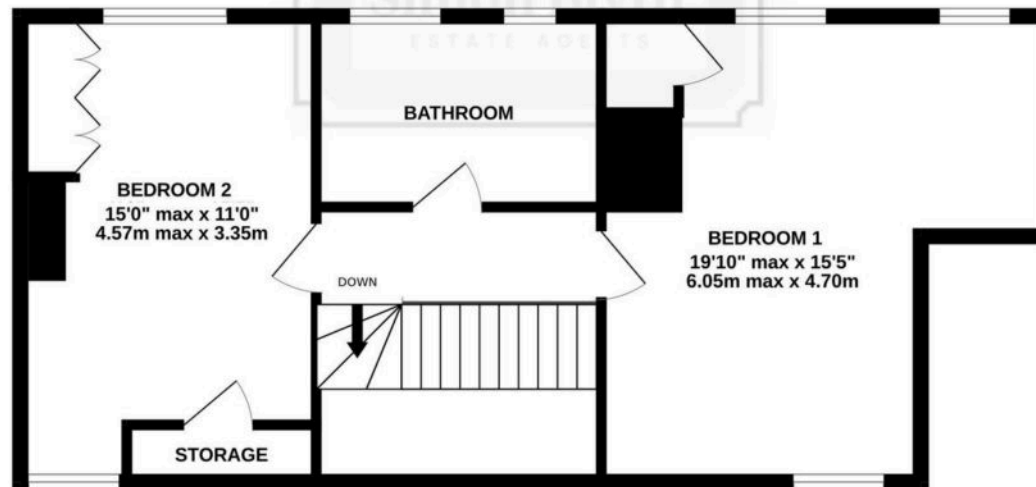
Gledhill Avenue, Cubley
Sheffield

Offers around **£209,950**

GROUND FLOOR



1ST FLOOR



GLEDHILL AVENUE

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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Gledhill Avenue

Cubley, Sheffield

A WELL-PROPORTIONED TWO/THREE BEDROOM INNER TOWN HOUSE ENJOYING GENEROUS GARDENS, OFF-STREET PARKING, AND SEMI-RURAL VIEWS, LOCATED WITHIN WALKING DISTANCE OF PENISTONE TOWN CENTRE, OPEN COUNTRYSIDE, AND HIGHLY RATED LOCAL SCHOOLS. THIS SPACIOUS HOME OFFERS FLEXIBLE LIVING ARRANGEMENTS ACROSS TWO FLOORS WITH A SOUTH-FACING REAR GARDEN AND EASY ACCESS TO THE M1 MOTORWAY NETWORK. AN IDEAL PROPERTY FOR A FAMILY, FIRST TIME BUYER, OR BUY-TO-LET INVESTOR. The accommodation briefly comprises an entrance hall, a well-sized living room with dual aspect windows, a generous kitchen with access to a useful pantry/store and currently used as a study, a spacious double bedroom. This room offers ample versatility and could also be used as a second reception space if so desired. To the first floor, there are two large double bedrooms, a family bathroom, and access to loft space. Externally, the property is set back from the road with a lawned front garden and walkway. To the rear, there is a well-proportioned south-facing garden and hardstanding offering off-road parking. Properties in this location, with such versatility and generous proportions, are rarely available—we encourage early viewing to avoid disappointment.

- SPACIOUS TWO/THREE BEDROOM DOUBLE FRONTED TERRACE HOME
- IDEAL LOCATION CLOSE TO PENISTONE'S AMENITIES AND SCHOOLING
- FANTASTIC VIEWS





ENTRANCE HALLWAY

Accessed via a composite and panel double-glazed entrance door, the hallway features a double-glazed window, central heating radiator, and staircase rising to the first floor.

STUDY/BEDROOM THREE

Currently utilised as a study, this generously sized front-facing double bedroom features a walk-in double-glazed bay window offering far-reaching semi-rural views. Fitted with a central heating radiator, the room presents excellent versatility and could equally serve as a formal dining room or a third bedroom, depending on the needs of the occupier.

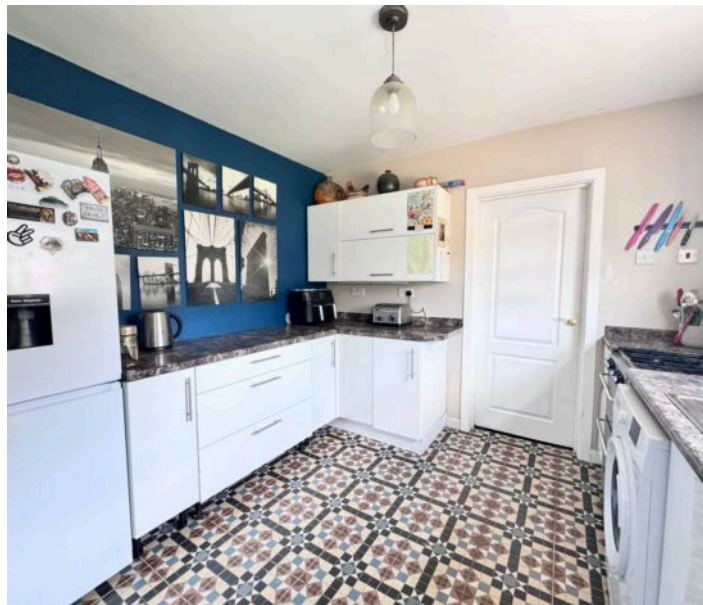
LIVING ROOM

A generously proportioned principal reception room with dual-aspect double-glazed windows to the front and rear elevations, offering excellent natural light. Featuring coved ceiling mouldings, central heating radiator, two ceiling lights and wood effect laminate flooring. A door gives access to kitchen.



KITCHEN

Fitted with a range of base and wall units with work surfaces incorporating a stainless steel 1.5 bowl sink with mixer tap, the kitchen enjoys a double-glazed window overlooking the rear garden and a double-glazed external door. Includes a gas cooker point, plumbing for an automatic washing machine, and partial tiling to the walls. A door leads to a useful pantry/store, which is shelved, vented for a tumble dryer, and has a single-glazed window.



FIRST FLOOR LANDING

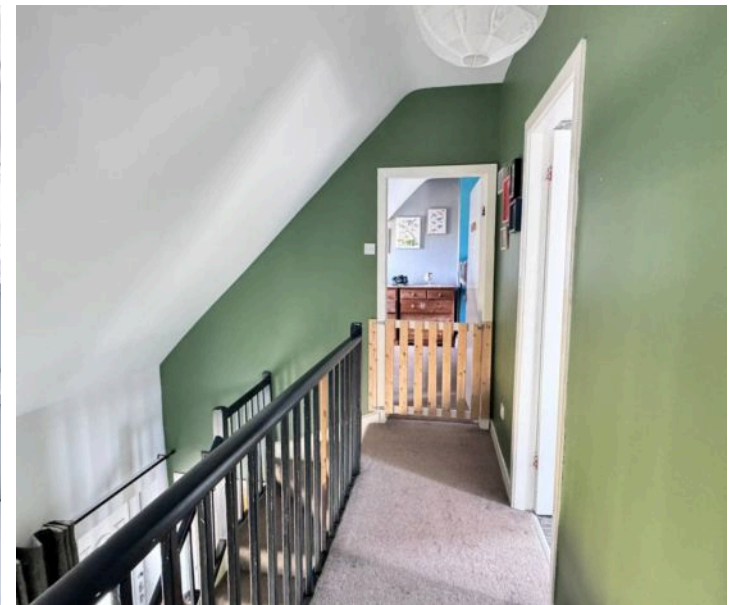
From entrance hallway, a staircase with wooden balustrade rises to the first-floor landing, with ceiling light and providing access to the following rooms:

BEDROOM TWO

Another spacious double room with windows to both front and rear aspects, built-in cupboard, radiator, and access to eaves storage.

BATHROOM

Comprising a a low level W.C with pedestal wash basin, and a pea shaped bath. The room benefits from partial tiling, two obscured double-glazed windows to rear and radiator. Here we gain access to loft via a hatch.





BEDROOM ONE

An impressively sized double bedroom with two rear-facing windows and an additional front-facing window enjoying panoramic views. Features a central heating radiator and built-in storage cupboard.





OUTSIDE

To the front, there is a generous lawned garden with paved pathways, perimeter fencing and gate. The rear boasts a particularly generous south-facing garden, mainly laid to lawn with paved seating areas and a hardstanding area providing space for garden table and chairs. The vendor advises that off-street parking for two vehicles is available on the gravelled area adjacent to the rear garden, accessed via a pathway leading from Hackings Avenue.



ADDITIONAL INFORMATION:

The EPC rating is a TBC and the Council Tax band is a A.

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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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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