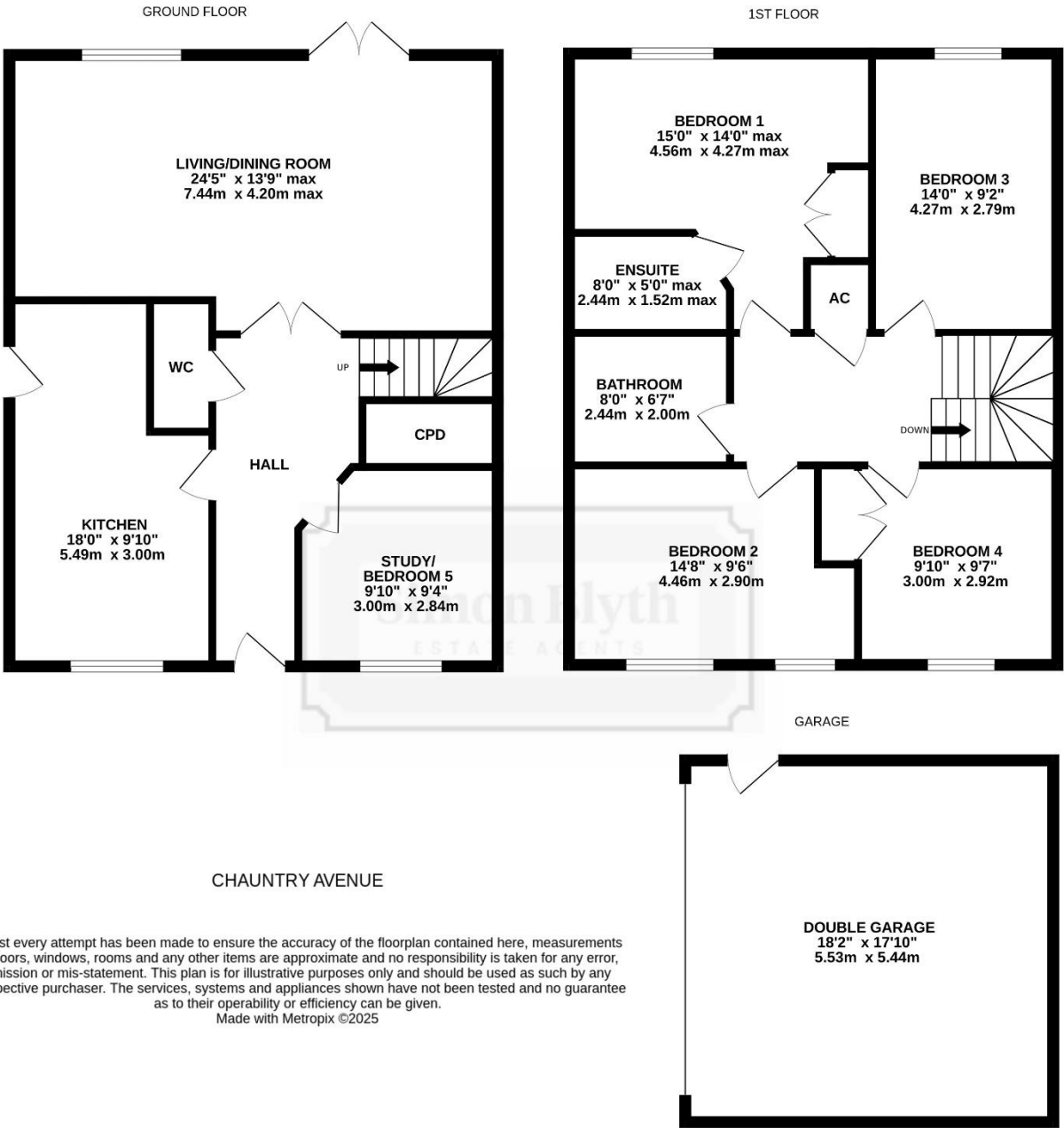




CHAUNTRY AVENUE, PENISTONE

FLOORPLAN





PROPERTY DESCRIPTION

A WELL-PROPORTIONED 4/5 BEDROOM DETACHED HOME OFFERING SPACIOUS AND FLEXIBLE TWO-STOREY ACCOMMODATION, SET ON A GENEROUS CORNER PLOT WITH GARDENS TO THE REAR AND SIDE, AMPLE OFF-STREET PARKING, AND A DETACHED DOUBLE GARAGE. SITUATED ON A POPULAR RESIDENTIAL DEVELOPMENT BUILT BY CALA HOMES IN 2008, THE PROPERTY IS CONVENIENTLY LOCATED FOR ACCESS TO PENISTONE'S AMENITIES, TRANSPORT LINKS INCLUDING THE TRAIN STATION, AND LOCAL SCHOOLING. The layout briefly comprises; entrance hallway, ground floor W.C., study/bedroom five, fitted kitchen with adjoining utility area and integrated appliances, and a spacious living dining room with French doors opening onto the rear garden. To the first floor, there are four double bedrooms, including a principal bedroom with en-suite shower room, along with a family bathroom. There is also access to an exceptionally large loft space, fully boarded, which offers potential for conversion subject to necessary planning permissions and consents.

Outside, the property benefits from a lawned garden to the rear with a flagged patio area, extending to the side with further lawn, decked seating area, raised flower beds, and timber summer house/shed. To the front, there is a paved driveway providing parking for several vehicles, leading to a detached double garage with electrically operated door and personal access to the side garden. A practical and spacious home in a convenient and well-connected location. Early viewings advise.

OFFERS IN REGION OF: £475,000

ENTRANCE HALLWAY

A welcoming entrance to the home, accessed via a composite and uPVC double-glazed door. The hallway features wood-effect flooring, two ceiling lights, a central heating radiator, and provides access to a spacious under-stairs storage cupboard. Doors lead to the following rooms:



DOWNSTAIRS W.C

Comprising a two-piece white suite with low-level W.C. and pedestal wash basin. Extractor fan, ceiling light, and central heating radiator complete the room.



KITCHEN

A generously sized kitchen incorporating a well-appointed white gloss shaker-style fitted suite, thoughtfully combined with a utility area. Integrated appliances include a stainless steel electric double oven, four-ring gas hob with extractor hood over, fridge, freezer, and dishwasher. A one-and-a-half bowl stainless steel sink unit with mixer tap is set beneath a uPVC double-glazed window overlooking the front elevation, with complementary tiled splashbacks. A uPVC and obscure glazed door provide external access to the side of the property. The utility section offers additional worktop space and includes plumbing for a washing machine, along with an integrated Miele dryer. The kitchen is finished with inset ceiling spotlights and ceramic tiled flooring.





STUDY/ BEDROOM FIVE

Currently used as a home office, this highly versatile room could easily serve as a fifth bedroom. With uPVC double-glazed window to the front, central heating radiator, and ceiling light.



LIVING DINING ROOM

A superbly proportioned principal reception space located at the rear of the property, offering ample room for both living and dining areas. The focal point of the room is a gas fire set within an elegant surround. This bright and airy room enjoys an abundance of natural light through a uPVC double-glazed rear window and twin French doors that open onto the rear garden. Two ceiling lights and two central heating radiators add to the comfort of this inviting space.





FIRST FLOOR LANDING

With ceiling light and central heating radiator. A hatch with pull-down ladder gives access to an impressively spacious loft area, ideal for storage or further conversion given the necessary planning and consents.



BEDROOM ONE

A well-proportioned principal bedroom featuring built-in wardrobes, ceiling light, central heating radiator, and a uPVC double-glazed window enjoying open views across the rear garden and adjoining greenery. A door leads to:



EN-SUITE SHOWER ROOM

Comprising a three-piece suite in the form of close-coupled W.C., pedestal wash basin with chrome mixer tap, and a fully enclosed mains-fed shower with chrome fittings. The room is partially tiled, with laminate flooring, inset ceiling spotlights, chrome heated towel rail/radiator, extractor fan, and shaver socket.



BEDROOM TWO

Another double bedroom, bright and well-sized, with two uPVC double-glazed windows to the front elevation, ceiling light, and central heating radiator.



BEDROOM THREE

A spacious double room located to the rear of the property, with uPVC double-glazed window overlooking the garden and neighbouring green space. With ceiling light and central heating radiator.



BEDROOM FOUR

A further double bedroom to the front of the home, with fitted wardrobe, uPVC double-glazed window, ceiling light, and central heating radiator.



HOUSE BATHROOM

Comprising a white three-piece suite in the form of close-coupled W.C., pedestal wash basin, and a P-shaped panelled bath with glazed screen and mains-fed shower over. Finished with laminate flooring, partial wall tiling, extractor fan, heated chrome towel rail/radiator, and shaver socket.



OUTSIDE

To the front of the property is a tarmacked driveway providing ample off-street parking for multiple vehicles and giving access to a detached double garage, which benefits from an electronically operated up-and-over door. Timber gates give access to the side and rear garden. To the rear and accessed via twin uPVC French doors from the living/dining room, there is a delightful, flagged stone patio—ideal for outdoor seating and entertaining—alongside a well-maintained lawn bordered by mature shrubs and trees. The garden continues generously to the side of the property, where a wealth of lawned space is complemented by a raised decking area and a charming summer house/shed. The garden is fully enclosed with perimeter fencing and further enhanced by raised flower beds. From this section of the garden, there is also convenient access to the garage via a personal door, as well as a gated pathway leading to the front of the property.





ADDITIONAL INFORMATION

EPC rating – C-78

Property tenure – Freehold

Council tax band – E

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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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 TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



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