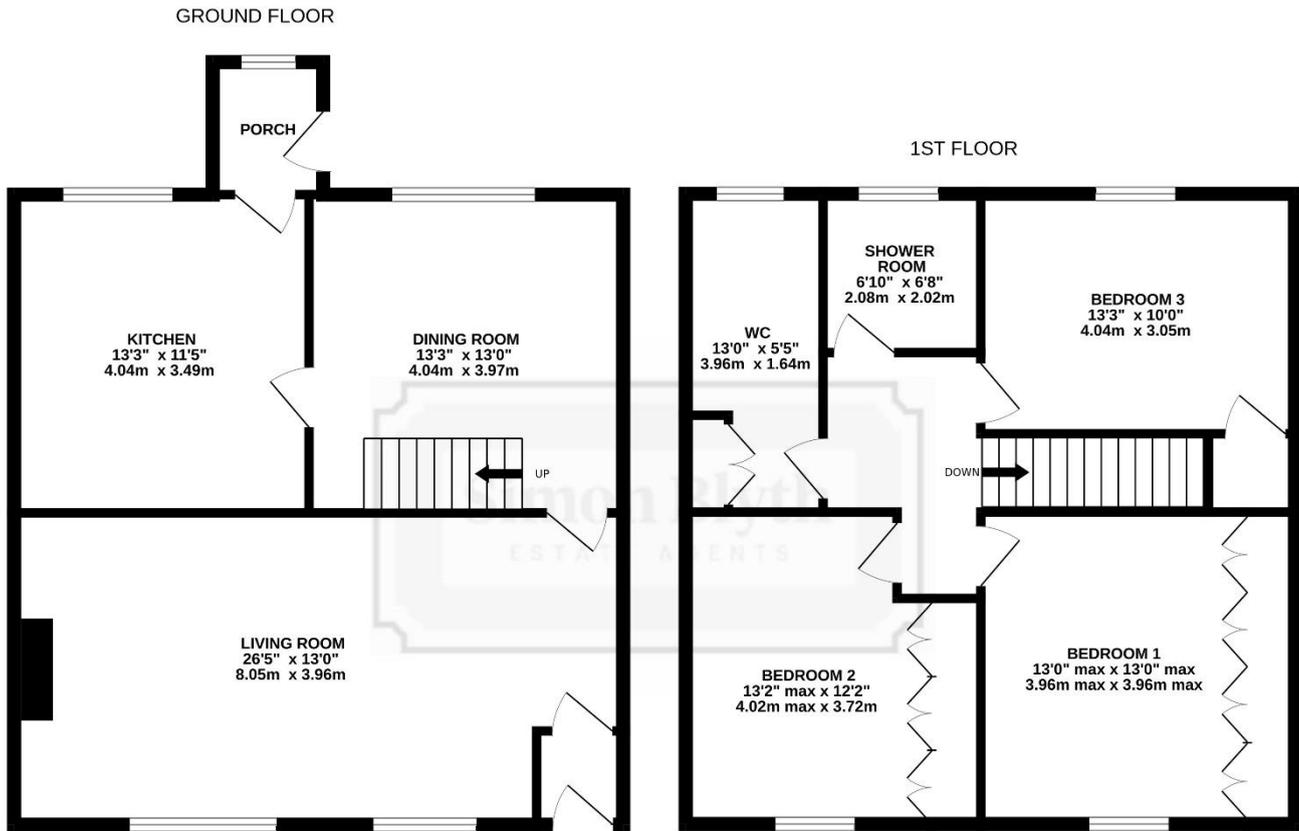




**GREEN ROAD, PENISTONE, S36 6BG**



GREEN 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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## PROPERTY DESCRIPTION:

**\*\*\*For sale by Modern Method of Auction, Starting Bid Price £150,000 plus Reservation Fee\*\*\***

**A WELL PROPORTIONED, EXTENDED STONED BUILT SEMI-DETACHED HOME ENJOYING THIS FANTASTIC POSITION AND OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN. THE HOME IS SITUATED CLOSE TO THE HEART OF PENISTONE AND THEREFORE WITHIN AN EASY REACH OF PENISTONE'S GRAMMAR SCHOOL, TRANS-PENNINE TRAIL, TESCO SUPERMARKET AND TRAIN STATION. IT OFFERS A GENEROUS LIVING SPACE IN A TWO STOREY CONFIGURATION AND FURTHER SCOPE FOR MODERNISATION AND DEVELOPMENT GIVING THE NECESSARY PLANNING AND CONSENTS. ACCOMMODATION IS AS FOLLOWS: To ground floor, entrance porch, lounge, dining room, kitchen and rear porch. To first floor, there are three double bedrooms, shower room and w.c. Externally, the property benefits from off-street parking via driveway to the side with scope for garaging and rear garden. This is a spacious home in a convenient location so early viewings are advised.**

**STARTING BID PRICE: £150,000**

### **ENTRANCE PORCH**

Entrance gained via uPVC and obscured double glazed door into entrance porch, with ceiling light, half tiled to walls and obscured glazed door towards the lounge. Another uPVC and glazed door gives access to Lounge.



### **LOUNGE**

A generously proportioned principal reception room spanning the full width of the property, enjoying an abundance of natural light courtesy of two uPVC double glazed bay windows to the front elevation. The main focal point is a gas fire set within an ornate surround, creating a traditional feature to the room. There are ceiling light points, two wall light fittings and two central heating radiators. A door provides access through to the dining room.





### DINING ROOM

A further spacious reception room positioned to the rear of the property, offering ample space for a dining table and chairs should this be desired. The room features a uPVC double glazed window to the rear elevation, a ceiling light point and a central heating radiator. From here, we gain access to the kitchen and also to the first floor landing via a solid wood staircase.



## KITCHEN

The kitchen is generously proportioned and fitted with a range of wall and base units in an oak shaker style. There is space for an undercounter fridge and freezer, plumbing for a washing machine, and a stainless-steel sink with chrome mixer tap over. A uPVC double glazed window overlooks the rear elevation, and there is a ceiling light point, a central heating radiator and laminate flooring. An internal door leads through to the rear porch/boot room.



### **REAR PORCH/BOOT ROOM**

The rear porch features a ceiling light point, partial tiling to the walls and a uPVC double glazed window to the rear elevation. A uPVC double glazed door provides direct access out to the rear garden. The porch also houses the Vaillant boiler.



### **FIRST FLOOR LANDING**

From the dining room, a staircase rises to the first floor landing, which features a ceiling light point and provides access to the following rooms:



### BEDROOM ONE

A well-proportioned principal bedroom featuring built-in wardrobes, ceiling light, central heating radiator, and a uPVC double-glazed window to the front.



### BEDROOM TWO

Another double bedroom, bright and well-sized, with a bank of fitted wardrobes, uPVC double-glazed window 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, neighbouring green space and path to TransPennine trail. With ceiling light, central heating radiator and built-in cupboard.



### **SHOWER ROOM**

Comprising a shower enclosure with a mains-fed shower and shower attachment, with part-tiled walls. The room also features a ceiling light, central heating radiator, and a uPVC double glazed window to the rear.



### W.C.

Comprising a two-piece white suite in the form of a close-coupled W.C. and pedestal wash basin with chrome mixer tap over. There is an obscure uPVC double glazed window to the rear elevation, wood-effect laminate flooring, and built-in cupboards providing useful storage.



### OUTSIDE

The property is situated in the heart of Penistone village and offers excellent potential for development and renovation. Externally, to the front, the property benefits from a spacious tarmacked driveway providing off-street parking for several vehicles. This leads through to the rear patio and garden. The garden is predominantly laid to lawn with a variety of plants and shrubs and also includes a flagged hardstanding area. The entire garden is fully enclosed by perimeter dry stone walling.







## **ADDITIONAL INFORMATION**

EPC rating – D-65

Property tenure – Freehold

Council tax band – C

### **VIEWING:**

For an appointment to view, please contact the Penistone Office on 01226 762400.

### **BOUNDARY OWNERSHIP**

The boundary ownership 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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### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for 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**

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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 provide 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 TIME 7 DAYS A WEEK**

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm

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