



**HOUSE  
STYLE**  
End Terraced  
House

**RECEPTION  
ROOMS**  
2

**BEDROOMS**  
3

**EPC RATING**  
E

**THE  
ULTIMATE  
RESIDENCE**

### THE ULTIMATE RESIDENCE

We firmly believe anyone looking in this price range will not find a better example in this quite exceptional three bedroom end Victorian terrace property. Presented to a quite exceptional standard throughout with a number of highlights which include a high quality kitchen and superb bathroom, the property also has off street parking, is excellently served by local amenities within Penistone and is close to a number of link roads. Suitable for a number of tenants, particularly professionals, we urge any interested parties to view this contemporary style home. Having gas heating and UPVC double glazing the accommodation on offer briefly comprises entrance, lounge, dining area, kitchen, first floor landing, one bedroom, bathroom (with his and hers wash hand basins) and two second floor bedrooms.

**£795 pcm**

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## Property Details



### GROUND FLOOR

Lounge 3.43m (11'3") x 3.91m (12'10") A front facing principal reception room which has an exposed brick chimney breast, wood flooring leading from the entrance, double panel radiator and coving to the ceiling.

Entrance Having doorway and solid wood flooring.



Dining Area 3.63m (11'11") x 3.96m (13'0") Being open plan to the kitchen and also providing wall mounted units, the dining area has attractive ceramic tiling to the floor, coving to the ceiling, a radiator, UPVC double glazed window and gives access to the basement cellar.



Kitchen Area 3.05m (10'0") x 1.65m (5'5") With an expanse of granite worktop surfaces in turn incorporating a one and a half bowl stainless steel sink unit with mixer taps over. There are both high and low level wall mounted units complemented by part tiling whilst integrated appliances comprise of double oven with four ring hob, fridge and freezer. There is also a dishwasher and automatic washing machine whilst the room has a UPVC double glazed window.

## FIRST FLOOR



Bedroom One 3.68m (12'1") x 3.96m (13'0") A front facing master bedroom with a UPVC double glazed window, double panel radiator, coving to the ceiling, exposed wood flooring and storage facility.



Bathroom 3.07m (10'1") x 3.56m (11'8") This exceptional five piece bathroom comprises of a low flush WC, contemporary bath with shower attachment, large walk-in shower with glass panel and his and hers vanity wash hand basin. There are also two modern radiators and storage within the room.

## SECOND FLOOR

Bedroom Two 3.66m (12'0") x 3.05m (10'0") A front facing bedroom which has a radiator, UPVC double glazed window and storage.

Bedroom Three 3.76m (12'4") x 3.02m (9'11") A rear facing bedroom which has a UPVC double glazed window, radiator and storage.



## OUTSIDE

**Gardens** The property has gardens to its front and rear with the rear providing off street parking.

**Services** All mains are laid to the property

**Heating** The property has gas heating installed

**Directions** Leave Penistone along Green Road and after approximately 1/4 mile take a right onto Castle Street where the property will be found.

**BOND** A bond of £895.00 will be payable in advance along with one months rent.

**STIPULATIONS** The Landlord stipulates there are to be NO PETS and NO SMOKERS in the property

SB/KJ BROCHURE VERIFIED

**For More information please contact our office on 01226 767766, view our website [www.butcherez.co.uk](http://www.butcherez.co.uk), see us on [www.twitter.com/butcherez](https://www.twitter.com/butcherez) or email us at [penistone@butcherez.co.uk](mailto:penistone@butcherez.co.uk)**

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