



Cotefield Place, Penistone, Sheffield

PRICE: £240,000

- EXCEPTIONAL THROUGHOUT
- 4 BEDROOMS
- DOUBLE DRIVE
- LIVING KITCHEN
- LOCAL SERVICES & AMENITIES
- HIGHLY REGARDED SCHOOLS
- M1 ACCESS

A stunning 4 bedroom town house, presented to an exceptional standard throughout, extended to the rear, offering spacious accommodation and enjoying a sought after location within a popular market town on the edge of the Peak District National Park.

Viewing: Contact the agents

Appointment date/time:

Draft brochure - awaiting approval

Accommodation Comprises

A stunning 4 bedroom town house, presented to an exceptional standard throughout, extended to the rear, offering spacious accommodation and enjoying a sought after location within a popular market town on the edge of the Peak District National Park.

The property benefits from a south west facing rear garden, off road parking and enjoys a spacious living kitchen which is open plan to the garden room / lounge. The garage has had a partial conversion, the remaining works being left for the buyer to decide upon; weather this be a self contained second reception room / home office or making it open plan to the already generous kitchen space.

The location offers an abundance of local services including highly regarded schools, whilst the Trans Pennine Trail is immediately accessible and both open countryside and the M1 motorway are close by. An internal inspection is advised in order to fully appreciate both the size and standard of accommodation on offer.

ENTRANCE HALL

A composite entrance door opens to the reception hall which has a radiator, stairs to first floor landing with cloak cupboard beneath and a bespoke enclosed understairs dog house.

CLOAKROOM

Presented with a two piece suite finished in white comprising a low flush W.C. and pedestal wash hand basin. This room houses the boiler and has a radiator.

LOUNGE/SNUG

8' 7" x 18' 0" (2.62m x 5.49m)

There are double glazed windows to the front aspect and an access door to the hall. This room was formally the garage and is partially renovated / converted. The remaining works have been left to enable the successful purchaser to finish to their own personal requirements.

DINING KITCHEN

10' 3" x 16' 7" (3.12m x 5.05m)

An exceptionally well proportioned room with full tiling to the floor, a double panelled radiator, spot lighting to the ceiling and open plan access through the garden room/lounge. The kitchen area is presented with a range of furniture comprising base and wall units with a work surface that incorporates a stainless steel single drainer sink unit with a mixer tap over. The room has complementary under lighting and is presented with appliances including an integral oven and grill, with four ring hob, a glass splash back and extractor canopy over. Plumbing for automatic washing machine and space for a fridge freezer.

GARDEN ROOM/SNUG

9' 9" x 12' 8" (2.97m x 3.86m)

Having double glazed windows overlooking the rear garden whilst central French doors open directly onto a decked seating area. The room has a traditionally styled radiator and ceiling lantern ensuring excellent levels of natural light.

FIRST FLOOR LANDING

Has a radiator and staircase rising to second floor.

PRINCIPLE BEDROOM

16' 7" x 12' 5" (5.05m x 3.78m)

An exceptionally well proportioned bedroom with two double glazed windows to the rear aspect with plantation style shutters. This room has two radiators and en-suite facilities comprising a low flush W.C., vanity cupboard with a wash hand basin over and a tiled splash back; a step in shower with fixed glass screen and tiled surround. The room has an extractor fan, a heated towel radiator and spot lighting to the ceiling.

BEDROOM TWO

9' 5" x 14' 5" (2.87m x 4.39m)

A front facing double room with two double glazed windows, a radiator and a built in double wardrobe.

SECOND FLOOR LANDING

A useful airing cupboard houses the hot water pressurised cylinder tank.

BATHROOM

Presented with a modern three piece suite finished in white comprising a low flush W.C., a pedestal wash hand basin and a panelled bath. There is partial tiling to the walls, spot lighting to the ceiling, a heated towel radiator and an extractor fan.

BEDROOM THREE

18' 0" x 10' 5" (5.49m x 3.18m)

A front facing double room with two double glazed windows, a radiator and in built double wardrobe.



BEDROOM FOUR

11' 3" x 17' 4" (3.43m x 5.28m)

Has two double glazed windows to the rear and two radiators.

EXTERNALLY

The property has a driveway to the front providing off road parking for two vehicles. To the rear of the property is a south west facing landscaped garden set within a fenced boundary with artificial low maintenance grass, a decked seating area beneath a pergola and established flower border surrounds.

ADDITIONAL INFORMATION

A Freehold property with mains gas, water, electricity and drainage.

DIRECTIONS

From the centre of Penistone proceed along the High Street before turning left onto Green Road. Off Green Road turn left onto Chantry Avenue. At the junction turn right onto Long Furlong. Take the first left into Inchburn Crescent and continue straight ahead onto Cotefield Place.

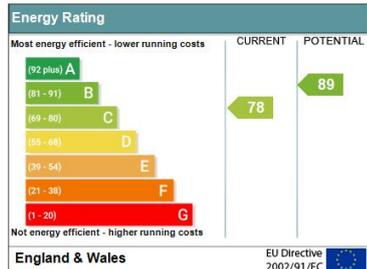


IMPORTANT NOTE

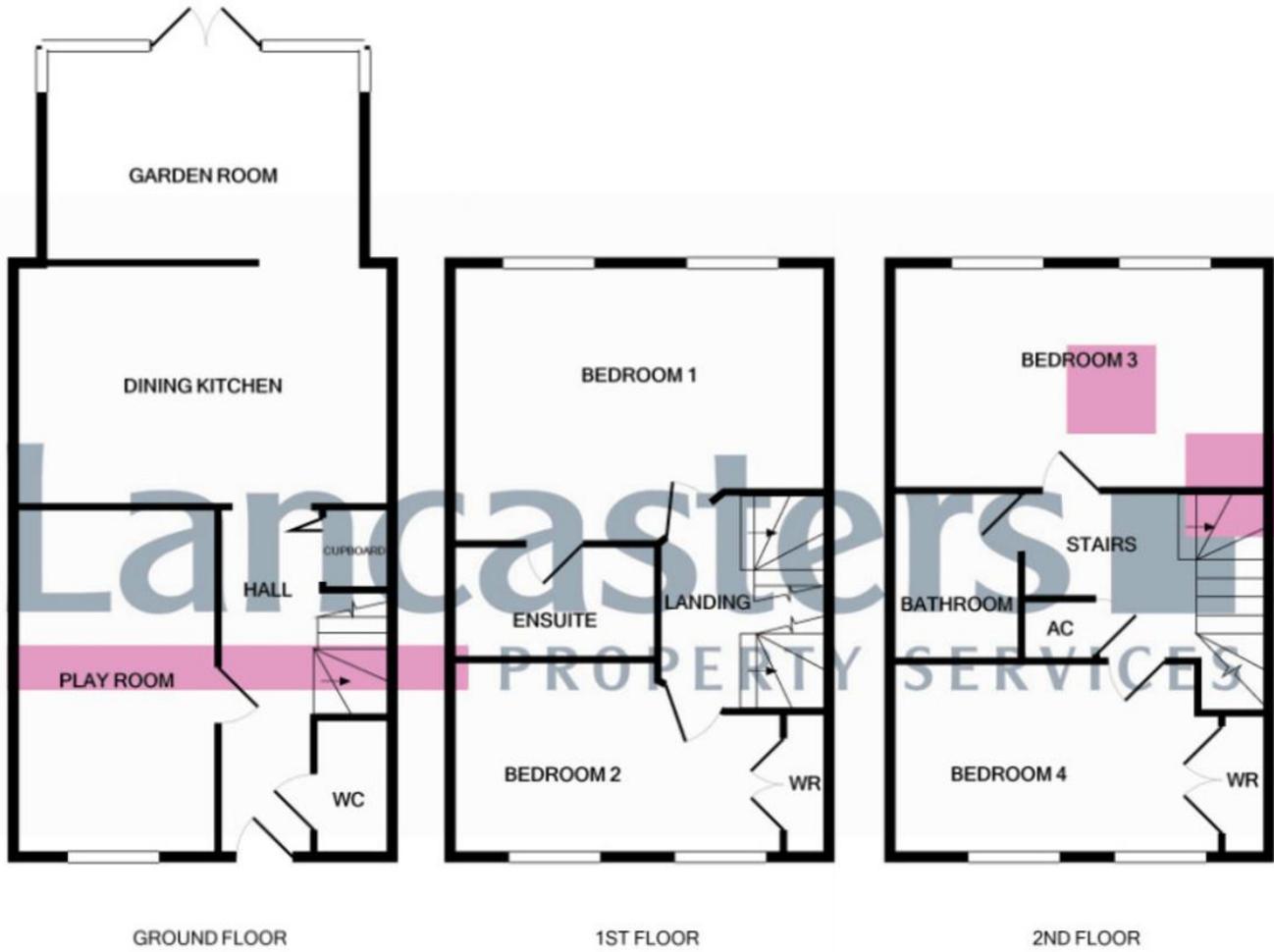
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Address: 19 COTEFIELD PLACE, PENISTONE, BARNLEY, BARNLSLE...
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FLOORPLAN



Measurements are approximate. Not to scale. Illustrative purposes only
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