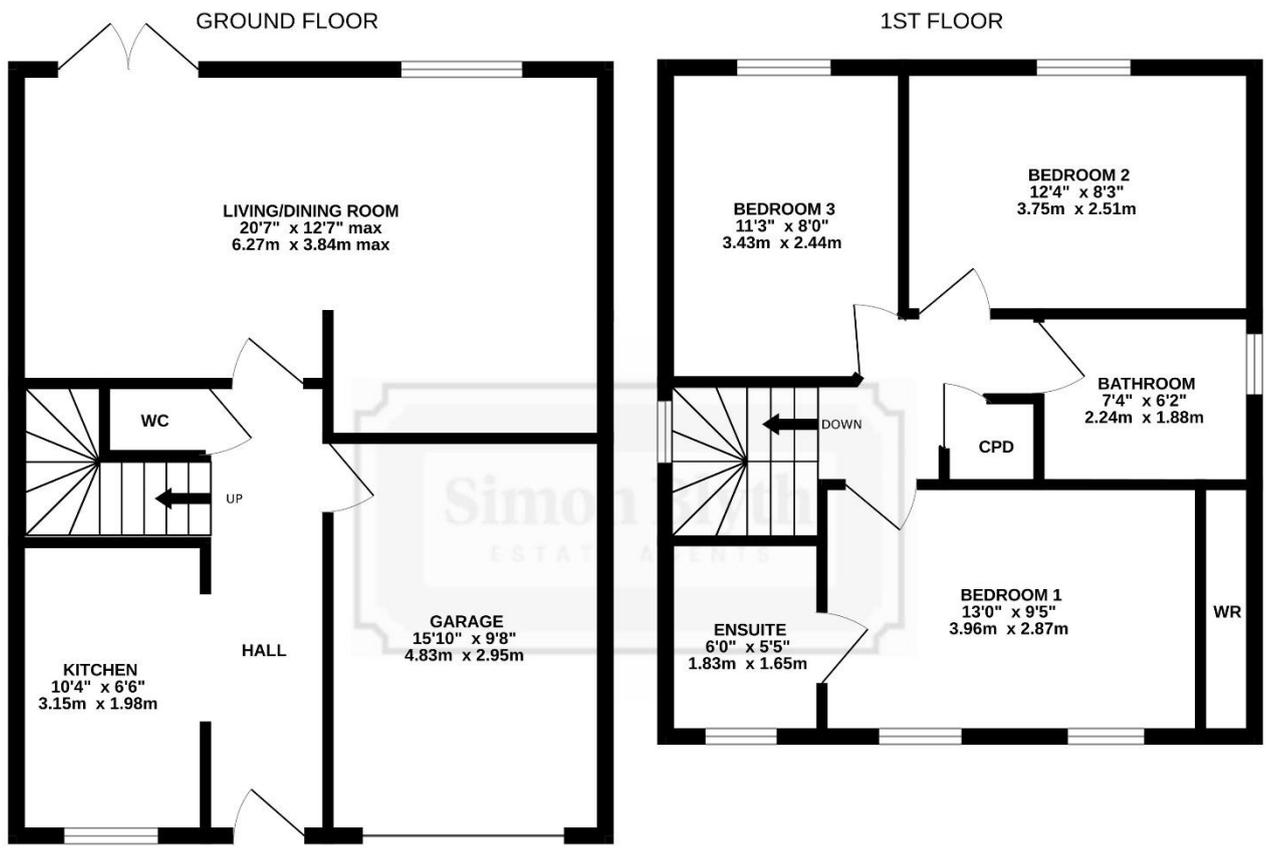




Simon Blyth
ESTATE AGENTS

FOR SALE
Simon Blyth
ESTATE AGENTS
01226 762400

NEW CHAPEL ROAD, PENISTONE, S36 9AG



NEW CHAPEL 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

SITUATED WITHIN THIS POPULAR RESIDENTIAL DEVELOPMENT BY PERSIMMON HOMES, THIS WELL-PRESENTED THREE-BEDROOM DETACHED PROPERTY IS ARRANGED OVER TWO TRADITIONAL STOREYS AND ENJOYS A PLEASANT POSITION BORDERING OPEN COUNTRYSIDE, WHILE REMAINING CONVENIENTLY CLOSE TO PENISTONE'S AMENITIES AND EXCELLENT TRANSPORT LINKS, PROVIDING EASY ACCESS TO BOTH MANCHESTER AND SHEFFIELD. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN. The accommodation briefly comprises, to the ground floor: entrance hall, downstairs w.c., living/dining room, and a kitchen with integrated appliances. To the first floor there are three bedrooms, including the main bedroom with an en-suite, and a family bathroom. Externally, the property sits on a generous corner plot, featuring a wide driveway to the front providing off-street parking and leading to single garage, and an enclosed low maintenance garden to the rear, offering a private and versatile outdoor space. Early viewing is recommended.

OFFERS IN REGION OF: £345,000

ENTRANCE HALLWAY

Entrance gained via uPVC and decorative glazed door into entrance hallway, with ceiling light, central heating radiator, wood effect flooring and providing access to the garage and the following rooms:

KITCHEN

From the entrance hall, an opening lead through to the kitchen, which is fitted with a range of white gloss wall and base units complemented by contrasting laminate worktops and tiled splash backs. A composite sink with mixer tap is set beneath a uPVC double glazed window to the front. The kitchen benefits from ceiling lighting and wood-effect laminate flooring, continuing through from the entrance hall. Integrated appliances include a Zanussi four-burner gas hob, Zanussi oven and grill, and an under-counter Fridge.



DOWNSTAIRS W.C

Comprising a two-piece white suite in the form of a closed-coupled W.C. and a wall-mounted hand wash basin with chrome mixer tap. The room also benefits from an extractor fan, ceiling light, and wood-effect flooring continuing through.

**LIVING DINING ROOM**

A generously proportioned, rear-facing main reception room offering ample space for lounge furniture and, if desired, a dining table and chairs. The room is well lit with ceiling lights and benefits from a uPVC double-glazed window to the rear, along with twin French doors providing direct access to the garden. This room also has wood effect flooring. The main focal point of the room is an electric living-flame fire.





FIRST FLOOR LANDING

From the entrance hallway, a staircase rises and turns to the first-floor landing, which benefits from a ceiling light and natural light via a uPVC double-glazed window to the side. From the landing there is access to the loft via a hatch, access to an airing cupboard, along with access to the following rooms.



BEDROOM ONE

A spacious, front-facing double bedroom benefiting from a full wall of fitted wardrobes providing excellent storage. The room features ceiling lighting, a central heating radiator, and ample natural light via two uPVC double-glazed windows to the front. A door provides access to the en-suite shower room which comprises a white suite incorporating a close-coupled W.C., pedestal wash hand basin with chrome mixer tap and tiled splash backs, and a shower enclosure fitted with a mains-fed shower and attachments. Additional features include ceiling lighting, Lino flooring, an extractor fan, and a uPVC double-glazed window to the front providing natural light.





BEDROOM TWO

Another generously proportioned, rear-facing double bedroom featuring a ceiling light, central heating radiator, and a uPVC double-glazed window to the rear, overlooking the property's garden.



BEDROOM THREE

A further, rear-facing double bedroom featuring a ceiling light, central heating radiator and a uPVC double-glazed window to the rear.



BATHROOM

Comprising a three-piece white suite, including a close-coupled W.C., pedestal wash basin with chrome mixer tap, and a bathtub with mains-fed shower and shower attachment. The room also features laminate flooring, a uPVC obscured double-glazed window to the side, ceiling light, extractor fan, and a central heating radiator.



EXTERIOR

Situated within this modern and well-regarded residential development and positioned on a generous corner plot, the property benefits externally from a wide driveway to the front, providing off-street parking for several vehicles and leading to the integral garage which includes power, lighting and plumbing which enables the creation of a utility room if desired. A timber gate to the side provides access to the rear garden. The rear garden is predominantly Indian stone-flagged and arranged over two levels. Directly behind the property, accessible via twin French doors from the living/dining room, there is a spacious flagged area, ideal for outdoor furniture. Steps lead up to an upper terrace featuring a decked covered area and artificial grass, complemented by a glass balcony. The garden is enclosed by perimeter fencing, offering a good degree of privacy.







ADDITIONAL INFORMATION

EPC rating – B-81

Property tenure – Freehold

Council tax band – D

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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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



MAIN CONTACTS

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7 DAYS A WEEK

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Sunday - 11:00 to 1:00pm



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