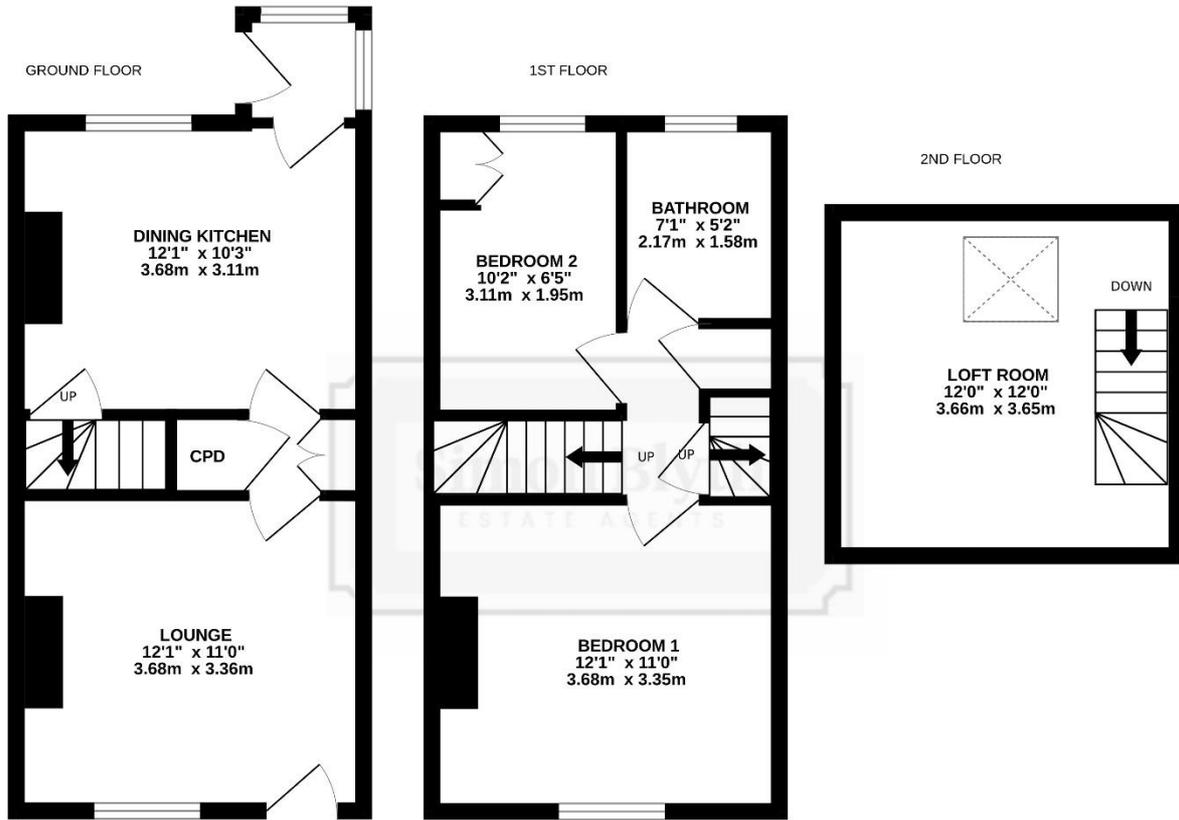




UNWIN STREET, PENISTONE, S36 6EH



UNWIN STREET

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

A WELL-POSITIONED, STONE-FRONTED MID-TERRACE OFFERING SURPRISINGLY GENEROUS THREE-BEDROOM ACCOMMODATION WITHIN WALKING DISTANCE OF PENISTONE'S LOCAL SHOPS, SCHOOLS AND THE TRAIN STATION. This upgraded property is ready to move into and offers flexible living space comprising: a comfortable living room and a dining kitchen to the ground floor, with access to a basement offering further scope for conversion or just for additional storage. The first-floor features two bedrooms and a contemporary family bathroom, while the second floor provides an additional attic double bedroom. Externally, the home enjoys low-maintenance gardens to both the front and rear. This is a property that must be viewed to be fully appreciated.

**OFFERS IN REGION OF: £175,000**

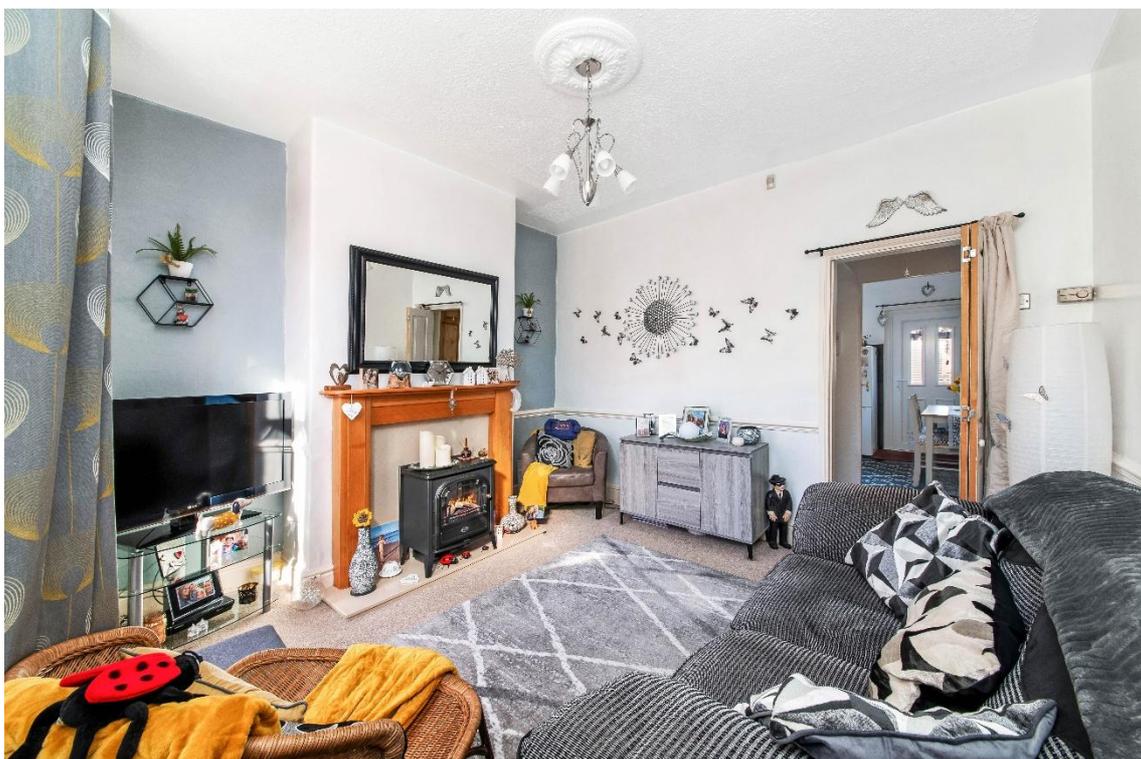
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## ENTRANCE

Entrance gained via uPVC door with a decorative vitraux window above, into living room.

## LIVING

A front facing reception space with ceiling light with ceiling rose, central heating radiator and uPVC double glazed window to front. The main focal point is an electric fire with decorative surround. Door opens to inner hall which in turns connects to basement and dining kitchen.



## DINING KITCHEN

An excellently proportioned space with room for table and chairs if so desired. The kitchen has a range of wall and base units in a white high gloss shaker style with contrasting laminate worktops, glass splash backs and tiled flooring. There is an electric oven with matching four burner electric hob with chimney style extractor fan over, there is a stainless steel one bowl sink with chrome mixer tap over and plumbing for a washing machine. There are inset ceiling spotlights, central heating radiator, uPVC double glazed window to rear and uPVC and double-glazed door giving access to rear porch. From dining kitchen door opens to staircase which ascends to the first-floor landing.



### **REAR PORCH**

With tiled flooring, uPVC double glazing full height windows to two sides and uPVC and double-glazed door giving access to the garden.

### **FIRST FLOOR LANDING**

From dining kitchen, staircase rises to first floor landing with ceiling light and storage cupboard. Here we gain access to the following rooms:

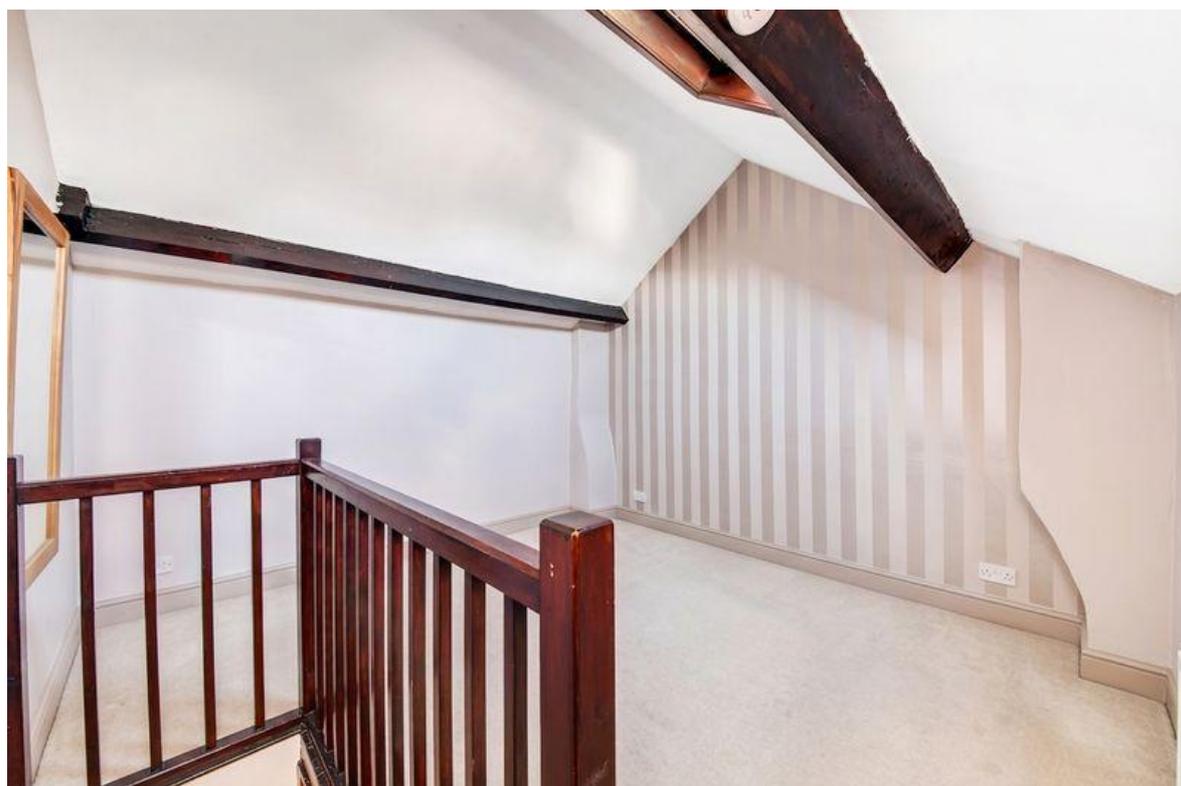
### **BEDROOM ONE**

A front facing double bedroom with ceiling light, central heating radiator and uPVC double glazed window.



## BEDROOM TWO

From first floor landing staircase rises and turns to second floor and here we find bedroom two. A further double bedroom with wall light, central heating radiator and timber skylight window.



### BEDROOM THREE

A rear facing bedroom, with ceiling light, central heating radiator, built-in cupboard and double-glazed window to rear.



## BATHROOM

Comprising a three-piece white suite in the form of close coupled w/c, pedestal basin with chrome mixer taps over and bath with chrome taps and separate electric Triton shower over with shower attachment and glazed shower screen. There are inset ceiling spotlights, full tiling to walls and laminate flooring chrome towel rail/radiator and obscure uPVC double glazed window.



## OUTSIDE

To the front, there is a low-maintenance gravelled garden enclosed with stone walling. At the rear, the property enjoys a low-maintenance flagged garden with raised flower beds to one side, leading to a spacious brick-built outbuilding providing excellent storage and benefiting from a power supply. A ginnel gives access to the side and front of the property. Please note, the neighbouring property holds a right of access across the rear of the home.







**ADDITIONAL INFORMATION**

EPC rating – TBC

Property tenure – Freehold

Council tax band – A

**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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**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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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



### MAIN CONTACTS

T: 01226 762400

W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [Penistone@simonblyth.co.uk](mailto:Penistone@simonblyth.co.uk)

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01924 361631

Huddersfield  
01484 651878

Holmfirth  
01484 689689

Kirkburton  
01484 603399

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01226 762400

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01977 800259