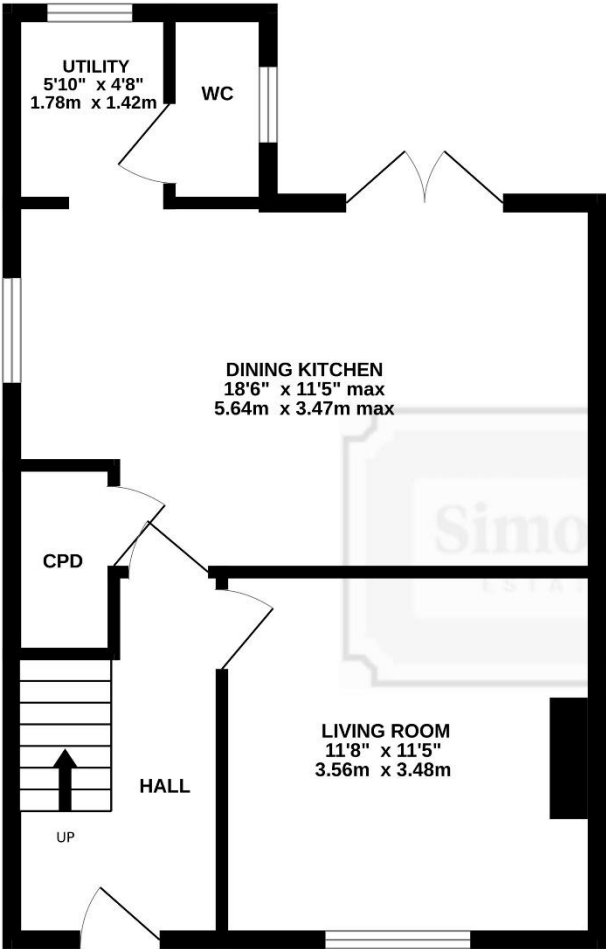


Simon Blyth
ESTATE AGENTS

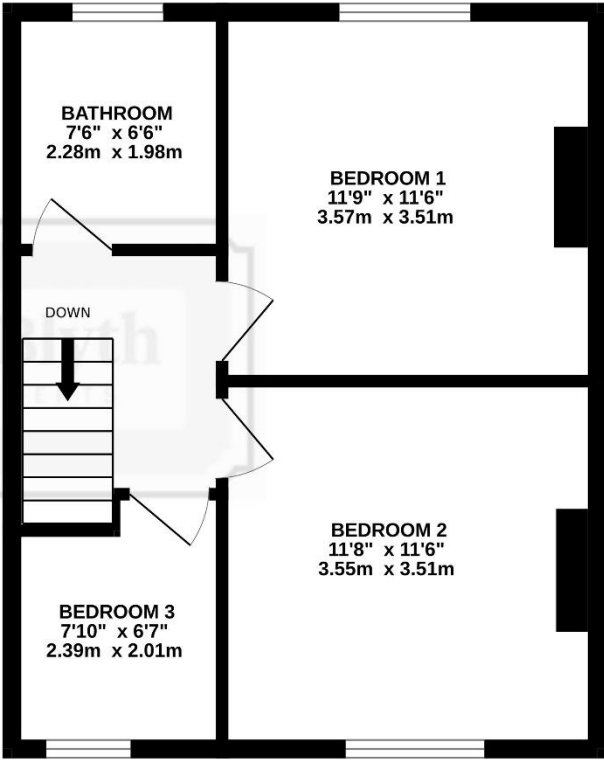


BARNSLEY ROAD, PENISTONE, S36 8AD

GROUND FLOOR



1ST FLOOR



BARNSLEY 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.
Made with Metropix ©2026



PROPERTY DESCRIPTION:

A DELIGHTFUL THREE-BEDROOM DETACHED PERIOD HOME, SET BACK FROM THE ROAD WITH A GOOD-SIZED DRIVEWAY AND SUPERB ENCLOSED REAR GARDENS. TASTEFULLY RENOVATED TO A HIGH STANDARD THROUGHOUT, THE ACCOMMODATION IS BEAUTIFULLY PRESENTED AND BRIEFLY COMPRISES AN ENTRANCE HALL WITH AN IMPRESSIVE STAIRCASE, A SITTING ROOM WITH A PLEASANT OUTLOOK TO THE FRONT, A SUPERB DINING KITCHEN (18'6" X 11'5"), A DOWNSTAIRS WC, A UTILITY ROOM, AND THREE BEDROOMS, INCLUDING TWO LARGE DOUBLES, ALONG WITH A HIGH-QUALITY, GOOD-SIZED BATHROOM. Just a short walk from Penistone's varied facilities, including the high school, this immaculate home must be seen to be fully appreciated.

OFFERS IN REGION OF: £340,000

ENTRANCE HALLWAY

As you walk in the entrance hall there are: Ceiling lights, column radiator, wood effect flooring which leads through to further rooms and stairs that lead to further floors. From here we find the following rooms.



DINING KITCHEN

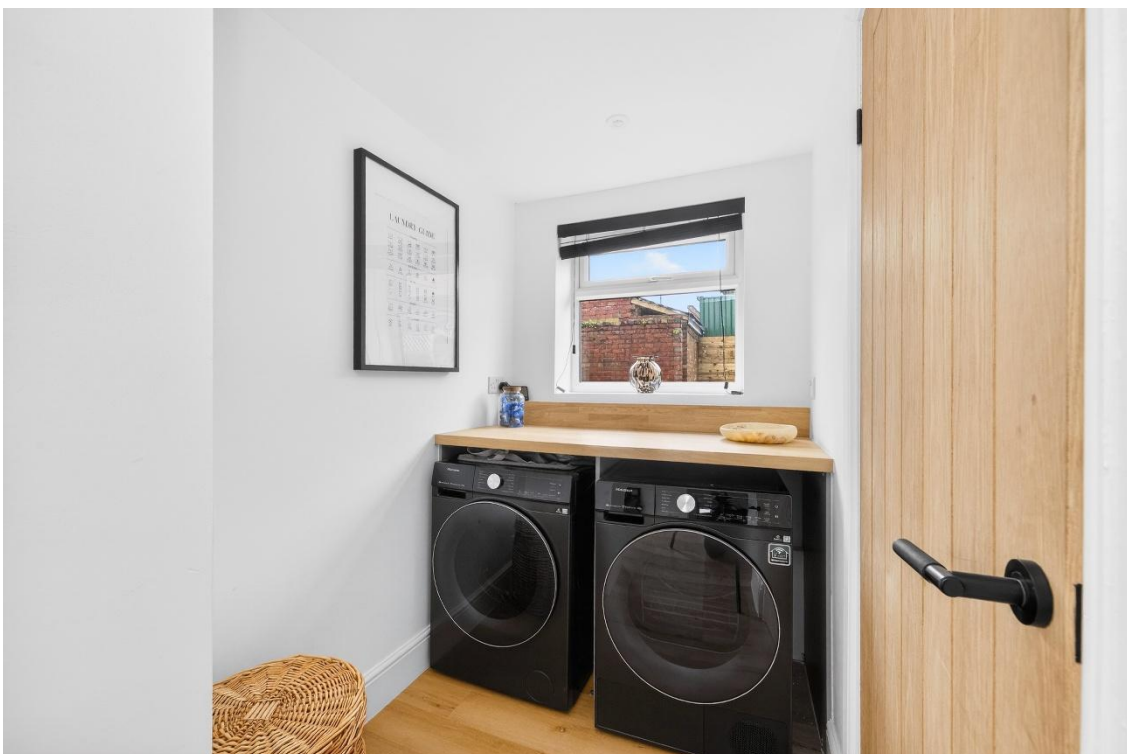
We have the dining kitchen area with a range of base and wall mounted and pantry units with shaker front with a with oak worktop over. There is a Zanussi induction four-ring hob with integrated Zanussi oven below with integrated fridge and freezer. The room is complemented by a kitchen island in the same style as the units and worktop. On here we find a Belfast style sink in black with a black mixer tap over top with integrated dishwasher and further storage. The room contains inset spotlights as well as a ceiling light point, 2 column style radiators and UPVC double glazed patio style doors leading to the rear of the property. From here we also find a UPVC double glazed window to the side of the property. There is also access to a handy storage cupboard.





UTILITY

From the kitchen we access a small utility area which has plumbing for a washing machine and space for a tumble dryer with an oak worktop over, insert spotlights to the ceiling and new PVC double glazed windows to the rear of the property.



DOWNSTAIRS W.C

Then we have a downstairs WC which contains A one-piece suite in white of a low flush WC with integrated hand basin with stainless steel mixer tap over, inset spotlight to the ceiling, UPVC double glazed opaque window, central heating radiator and a small integrated unit which contains the house boiler.



FIRST FLOOR LANDING

This is accessed from the entrance hall via a set of wooden stairs with carpeted runner. There is a ceiling light point, loft access and from here we access the following rooms.



BEDROOM ONE

A spacious double sized bedroom with a central ceiling light point, central heating radiator, UPVC double glazed window to the rear of the property.



BEDROOM TWO

A double sized bedroom with paneling to one wall, a central ceiling light point, UPVC double glazed sash style window to the front of the property and a central heating radiator.



BEDROOM THREE

A single sized bedroom with a central ceiling light point, UPVC sash style window to the front of the property and a central heating radiator.



BATHROOM

The bathroom comprises of a three-piece suite in white. Which consists of a high-level cistern flush toilet, a white pedestal hand basin with antique style mixer tap over, and a bath with Victorian style mixer tap over with an mains-fed shower. With rainfall effect shower heads, inset spotlights to the ceiling, a chrome ladder style radiator, UPVC double glazed opaque window and the room is partially tiled.



FRONT EXTERIOR

To the front of the property there is off-road parking for two vehicles on a tarmac surface with a low maintenance border. Through a wooden gate, you access the side of the property, which then leads to the rear via a tarmac path.

REAR EXTERIOR

The rear garden of the property consists of a patio area, a lawn and borders. One of these lawns continues from the other side of the house. At the rear of the garden, there is an outbuilding which is currently being re-roofed.





ADDITIONAL INFORMATION

EPC rating – C-69

Property tenure – Freehold

Council tax band – B

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)

COPYRIGHT

Unauthorised reproduction is prohibited.

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

T: +44 (0)1226 762400

W: www.simonblyth.co.uk

A: 1 St. Marys Street

Penistone

Sheffield

S36 6LR

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday – 8.45 to 5:30pm

Saturday - 9:00 to 2:00pm

Sunday - 11:00 to 1:00pm



WWW.SIMONBLYTH.CO.UK

Huddersfield

01484 651878

Holmfirth

01484 689689

Kirkburton

01484 603399

Penistone

01226 762400

Sheffield

01143 216 590

Barnsley

01226 731730

