

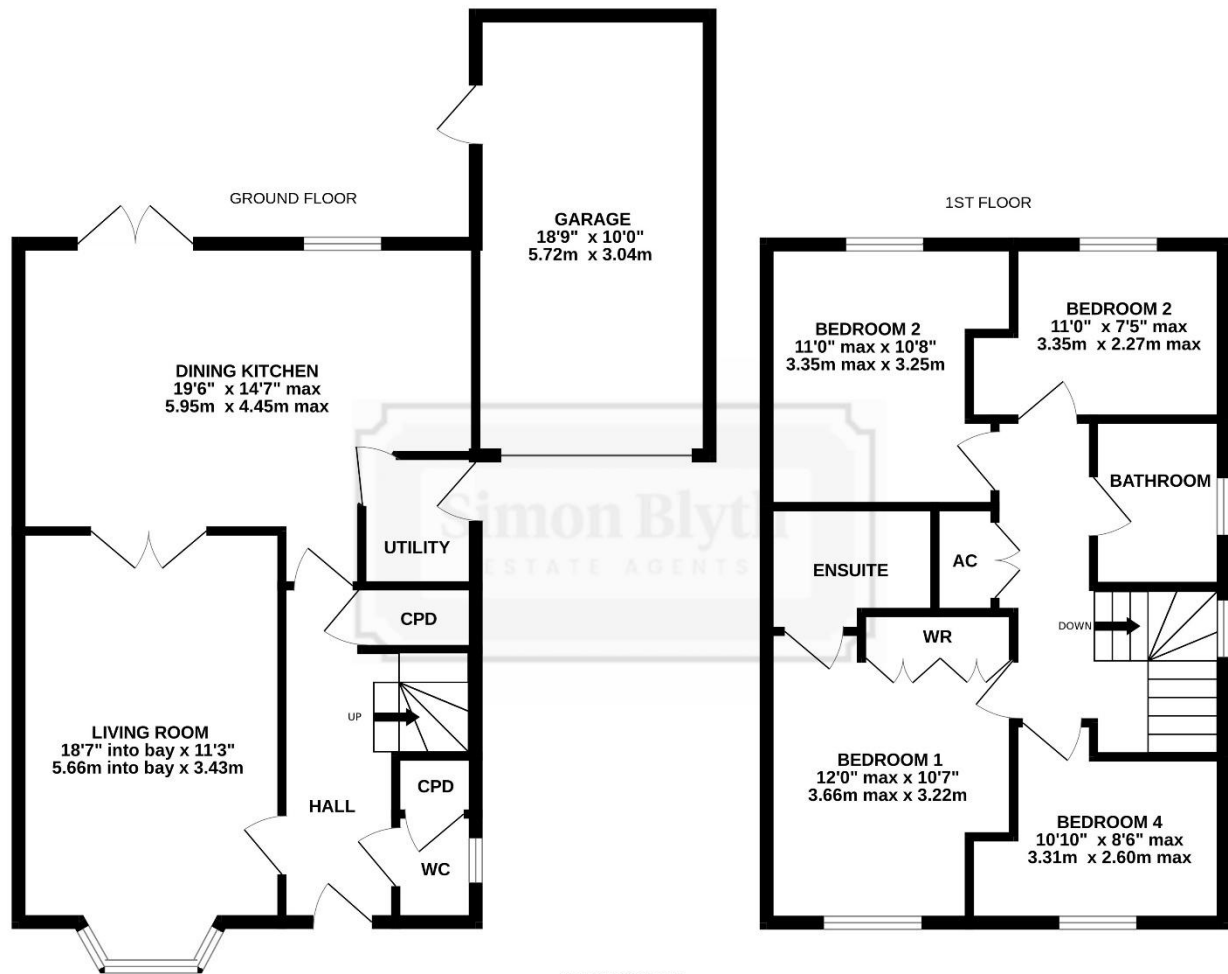


MOSSLEY PLACE, PENISTONE, S36 6FH

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MOSSLEY PLACE

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 BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME, HAVING RECENTLY BEEN UPGRADED BY THE CURRENT VENDORS AND OFFERING SPACIOUS AND FLEXIBLE TWO-STORY ACCOMMODATION, WITH GARDENS TO THE REAR, AMPLE OFF-STREET PARKING, AND A SINGLE GARAGE. SITUATED IN A QUIET CUL-DE-SAC POSITION WITHIN THIS POPULAR RESIDENTIAL DEVELOPMENT BUILT BY CALA HOMES IN 2008, THE PROPERTY IS CONVENIENTLY LOCATED FOR ACCESS TO PENISTONE'S AMENITIES, TRANSPORT LINKS INCLUDING THE TRAIN STATION, AND LOCAL SCHOOLING. The layout briefly comprises; entrance hallway, ground floor W.C., open plan dining kitchen featuring garden. A ready-to-move-into home, offering a wealth of a newly fitted kitchen with integrated appliances, utility room, and a spacious living room. To the first floor, there are four double bedrooms, including a principal bedroom with en-suite shower room, along with a family bathroom. Outside, the property benefits from a lawned rear garden with a flagged patio seating area. To the front, a driveway provides parking for several vehicles and leads to a single garage with personal access to the rear accommodation in a traditional configuration, set within a convenient and well-connected location. Early viewing is advised.

**Offers in the region of £345,000**

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### **ENTRANCE HALLWAY**

Entrance gained via composite obscured glazed door into entrance hall, with ceiling light, central heating radiator, and access to a useful storage cupboard, downstairs W.C., living room and dining kitchen. A staircase rises and turns to the first-floor landing.



### **DOWNSTAIRS W.C.**

Comprising a two-piece white suite in the form of a pedestal hand wash basin with tiled splashback, and a close-coupled W.C. There is a ceiling light, central heating radiator, and a uPVC obscure double-glazed window to the side elevation. A door provides access to a useful additional storage cupboard.



## **LIVING ROOM**

Accessed from the entrance hall as well as the dining kitchen, this is a spacious main reception room, featuring a ceiling light, central heating radiator, and a uPVC double glazed bay window to the front elevation. Timber double doors provide access through to the dining kitchen. The room offers ample space for lounge furniture and serves as an ideal family front reception room.





## **DINING KITCHEN**

Benefitting from an open plan layout, this superb dining kitchen offers an excellent additional reception space, ideal for modern family living, with ample room for a dining table and chairs. Flooded with natural light, the space is enhanced by uPVC double glazed windows to the rear and twin French doors providing direct access to the garden. The room is finished with LVT wood effect flooring. The kitchen has been newly upgraded and features a range of integrated appliances including a NEFF oven, NEFF microwave, integrated NEFF dishwasher, and a four-ring NEFF gas hob with chimney style extractor fan over. There is a one and a half bowl composite sink with chrome mixer tap, along with space for a freestanding American-style fridge freezer. This room can also be accessed from the living room via timber twin doors, further enhancing the flow of the accommodation. Further practicality is provided by a timber and obscure glazed door leading to the utility room, while a matching timber and obscure glazed door gives access back into the entrance hall, ensuring a well-connected and functional layout throughout.





## **UTILITY**

With continuation of the LVT wood effect flooring, and in keeping with the kitchen style, there is a fitted range of wall and base units with contrasting laminate worktops. The room provides plumbing for a washing machine and space for a dryer. A uPVC obscured glazed door gives access to the side of the property and driveway. The utility also houses the Ideal boiler.



## **FIRST FLOOR LANDING**

From the entrance hall, a staircase rises and turns to the first-floor landing, with ceiling light, central heating radiator and a uPVC double glazed window to the side elevation. From here, access is provided to the following rooms.



**BEDROOM ONE**

A spacious and beautifully decorated front-facing principal bedroom, featuring a ceiling light, central heating radiator, fitted wardrobes, and a uPVC double glazed window to the front elevation. An internal door provides access to the en-suite shower room.



### **EN-SUITE SHOWER ROOM**

Comprising a two-piece white suite in the form of a close-coupled W.C. and pedestal wash basin with chrome mixer tap over and tiled splashbacks, together with a shower enclosure with mains-fed shower within, fully tiled to walls. There is laminate vinyl flooring, a central heating radiator, ceiling light, and an extractor fan.



### **BEDROOM TWO**

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



**BEDROOM THREE**

A further rear-facing double bedroom, featuring a ceiling light, central heating radiator, and a uPVC double glazed window to the rear elevation, enjoying views over the property's garden.



**BEDROOM FOUR**

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



**HOUSE BATHROOM**

Comprising a three-piece white suite in the form of a close-coupled W.C., pedestal wash basin with chrome mixer tap over, and a bathtub with chrome mixer tap and shower attachment, complemented by tiled splashbacks. There is wood effect laminate vinyl flooring, a central heating radiator, and a uPVC obscure double-glazed window to the side elevation.



## **OUTSIDE**

To the front of the property, there is a well-maintained bed of established flowers, plants and shrubs, creating an attractive and welcoming frontage. To the side, a driveway provides off-street parking for at least two vehicles and leads to a spacious single garage, offering additional parking or useful storage space. To the rear, immediately accessed via twin French doors from the dining kitchen, there is a flagged patio seating area, ideal for outdoor furniture and al fresco dining. Beyond this, the garden continues to a mainly laid to lawn area, enclosed with perimeter fencing, providing a pleasant and private outdoor setting. The garage can also be accessed from the rear garden via a uPVC obscure glazed door.





### **ADDITIONAL INFORMATION**

EPC rating – TBC

Property tenure – Freehold

Council tax band – D

### **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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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a 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

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### **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 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.

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 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



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