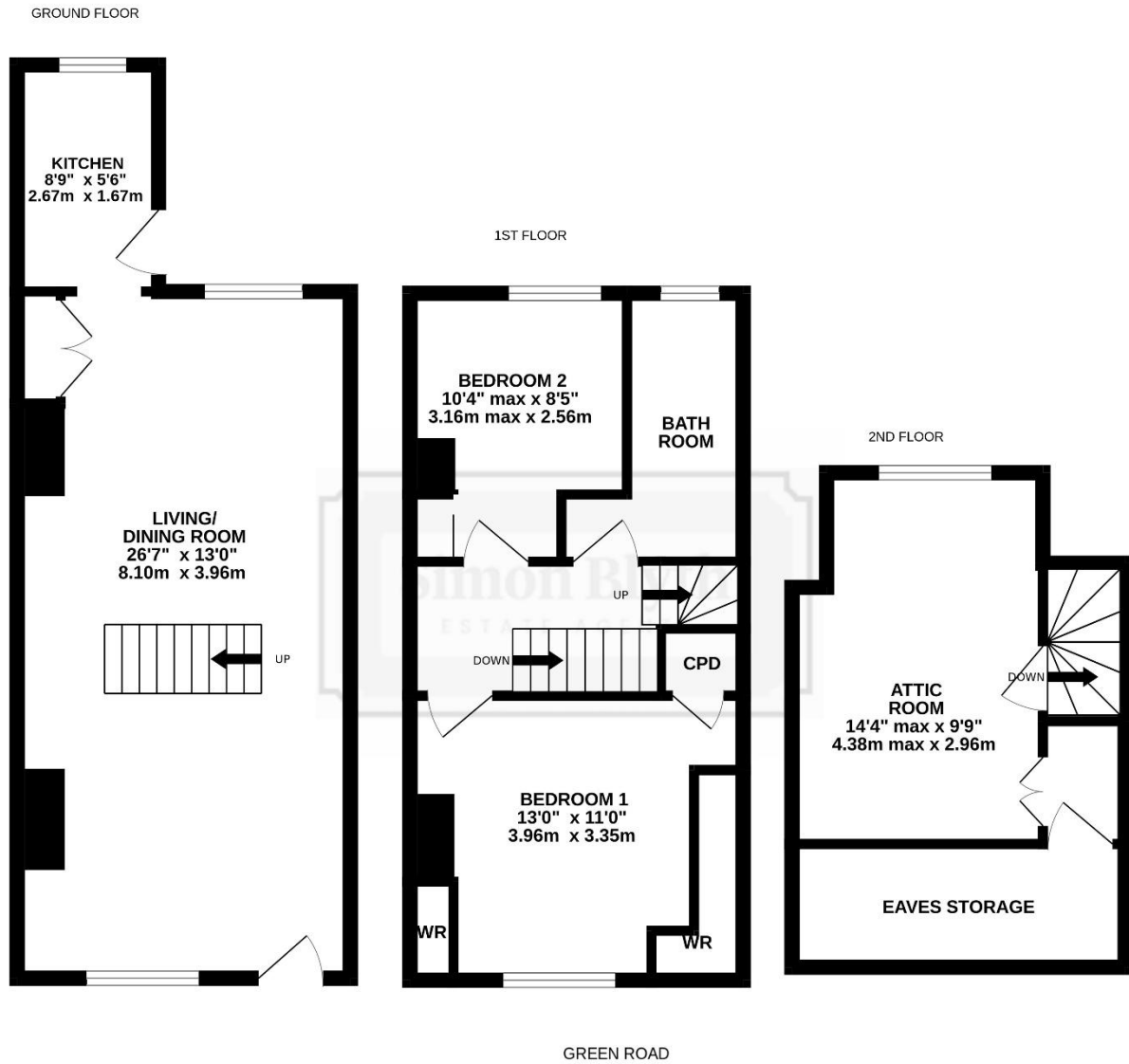


Simon Blyth
ESTATE AGENTS



GREEN ROAD, PENISTONE, S36 6BG



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 THREE BEDROOM STONE FRONTED TERRACE PROPERTY, OFFERING WELL PROPORTIONED ACCOMMODATION AND AN OPEN PLAN LIVING/DINING SPACE TO THE GROUND FLOOR. LOCATED WITHIN EASY REACH OF PENISTONE CENTRE, TRAIN STATION AND THE TRANS PENNINE TRAIL. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN. The home offers accommodation over three storeys plus cellar, briefly comprising as follows: to the ground floor, an open plan living/dining room and kitchen. To the first floor, two bedrooms and a bathroom, and to the second floor, a further double bedroom. Outside, there are gardens to both the front and rear.

A property offering excellent potential in a convenient and well-connected location, with early viewing recommended.

Offers in the region of £180,000

ENTRANCE

Entrance gained via uPVC and obscured glazed door into open plan living/dining room.

OPEN PLAN LIVING DINING ROOM

A spacious open plan living and dining area, offering ample room for lounge furniture and a dining table and chairs. The room benefits from an abundance of natural light via uPVC double glazed windows to both the front and rear elevations. A staircase rises centrally within the room to the first-floor landing. Further features include ceiling lights, two central heating radiators, and an electric fire set within a decorative surround forming the main focal point. There are built-in storage cupboards and access to a floor hatch providing entry to the property's cellar. From here, access is gained to the kitchen.





KITCHEN

Fitted with a range of wooden wall and base units in a shaker style, complemented by laminate worktops. There is space for a cooker with an extractor fan over, space for a fridge freezer, and plumbing for a washing machine. The room has a ceiling light, a uPVC double glazed window to the rear, and a uPVC glazed door providing access out to the garden.



FIRST FLOOR LANDING

From open plan living dining room, a staircase rises to first floor landing with ceiling light and giving access to the following rooms:



BEDROOM ONE

A spacious front-facing double bedroom, featuring a ceiling light, central heating radiator, and a uPVC double glazed window to the front elevation. The room benefits from fitted wardrobes as well as a built-in cupboard and houses the property's boiler.



BEDROOM THREE

With ceiling light, central heating radiator and uPVC double glazed window to the rear.



HOUSE BATHROOM

Comprising a three-piece suite in the form of close coupled W.C., hand wash basin sitting within a vanity unit with chrome taps over and bath with chrome taps. There is ceiling light, part tiling to walls, heated towel rail/ central heating radiator and uPVC double glazed window to the rear.



SECOND FLOOR LANDING

From first floor landing, staircase rises and turns to second floor with door opening through to bedroom two.

BEDROOM TWO

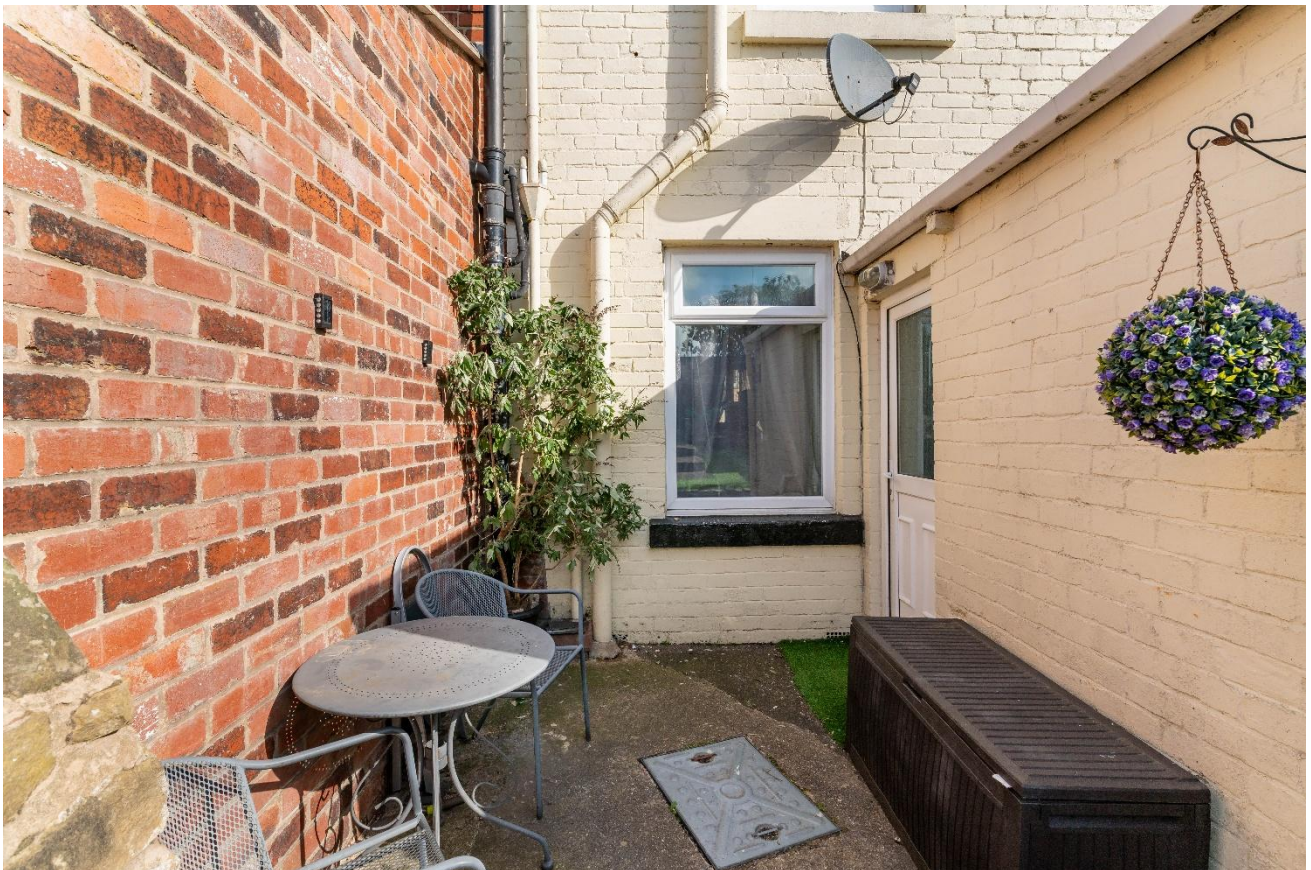
A double bedroom featuring a ceiling light, central heating radiator, and wood-effect laminate flooring, with a uPVC double glazed window to the rear elevation enjoying views towards open fields.



OUTSIDE

To the front of the home, steps rise to a garden area laid with artificial lawn, enclosed by a dry-stone wall. To the rear, there is a fully enclosed garden featuring an artificial lawn, a concrete pathway leading to timber gate giving access out.







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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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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