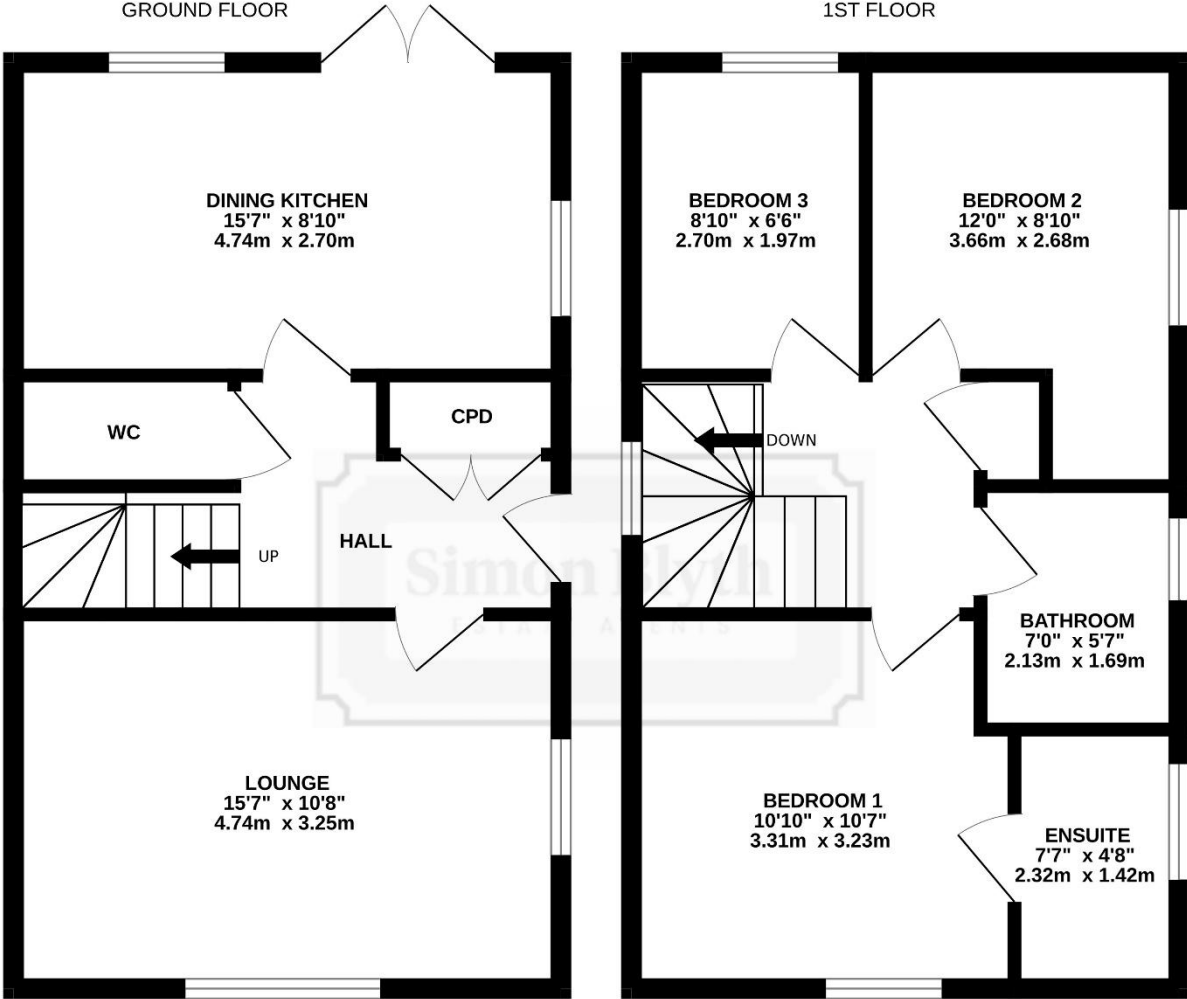


Simon Blyth
ESTATE AGENTS



CASTLE GARDEN STREET, PENISTONE, S36 8BE



CASTLE GARDEN 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:

PLEASANTLY POSITIONED ON THE PENNING FOLD ESTATE IS THIS BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOME, FORMING PART OF THIS HIGHLY REGARDED BARRATT HOMES DEVELOPMENT IN PENISTONE AND OFFERED WITH NO UPPER VENDOR CHAIN. THE 'MORESBY' STYLE PROPERTY HAS BEEN FINISHED TO AN EXCEPTIONALLY HIGH STANDARD AND OFFERS SPACIOUS, WELL-APPOINTED ACCOMMODATION, IDEALLY LOCATED WITHIN EASY REACH OF PENISTONE'S AMENITIES, PENISTONE GRAMMAR SCHOOL AND THE TRAIN STATION. THE PROPERTY ALSO BENEFITS FROM THE REMAINDER OF THE 10-YEAR NHBC BUILDMARK WARRANTY AND INSURANCE POLICY. The accommodation on offer briefly comprises: Ground Floor: Entrance hallway, living room, dining kitchen and downstairs W.C. First Floor: Three bedrooms, including the principal bedroom with en-suite, and a family bathroom. Outside: Gardens surround the property, including a generous side garden and a driveway providing off-street parking. Additional features include solar panels, contributing to the property's energy efficiency, alongside the continued protection of the NHBC Buildmark warranty. Bright, well-proportioned and beautifully presented throughout, this home offers modern living with practical family accommodation in a highly desirable location.

OFFERS IN REGION OF: £339,950

ENTRANCE HALLWAY

Entrance is gained via a composite door with decorative glazed panel leading into the entrance hallway. The hallway features a ceiling light point, central heating radiator and wood-effect flooring, together with a useful and spacious built-in cupboard providing ample storage. From here access is provided to the following rooms.



LIVING ROOM

A generously proportioned main reception room enjoying an abundance of natural light via uPVC double glazed windows to the front and side elevations. The room features two ceiling light points and a central heating radiator, creating a bright and comfortable living space.



DINING KITCHEN

A spacious dining kitchen enjoying excellent natural light from three elevations. The kitchen is fitted with a range of contemporary matte green shaker style wall and base units, complemented by wood-effect laminate worktops and matching upstands. There is a stainless-steel single bowl sink with chrome mixer tap and a range of integrated appliances including fridge freezer, Zanussi dishwasher, Zanussi washing machine, and integrated oven with four-burner electric hob and extractor fan with glazed splashback. The room offers ample space for a dining table and chairs, with two ceiling light points serving the kitchen and dining areas. There is continuation of the wood-effect flooring, a central heating radiator, and natural light provided via two uPVC double glazed windows, one towards the front and a second one above the sink, together with twin French doors giving access to the property's garden.



DOWNSTAIRS W.C

Comprising a two-piece suite in white, including a close-coupled W.C. and pedestal wash hand basin with chrome mixer tap and tiled splashback. There is a central heating radiator, ceiling light point, and continuation of the wood-effect flooring.



FIRST FLOOR LANDING

From the entrance hallway, a staircase rises and turns to the first-floor landing. There is a uPVC double glazed window to the rear, a ceiling light point, and access to the loft via a hatch.



BEDROOM ONE

A spacious principal double bedroom with fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed window to side. An internal door gives access to en-suite shower room.



EN-SUITE SHOWER ROOM

Comprising a two-piece white suite, including a close-coupled W.C. and pedestal wash hand basin with chrome mixer tap and tiled splashback, along with a fully tiled shower enclosure housing a mains-fed chrome mixer shower. The room also benefits from a uPVC obscure double-glazed window to the front, a ceiling light point, and laminate flooring.



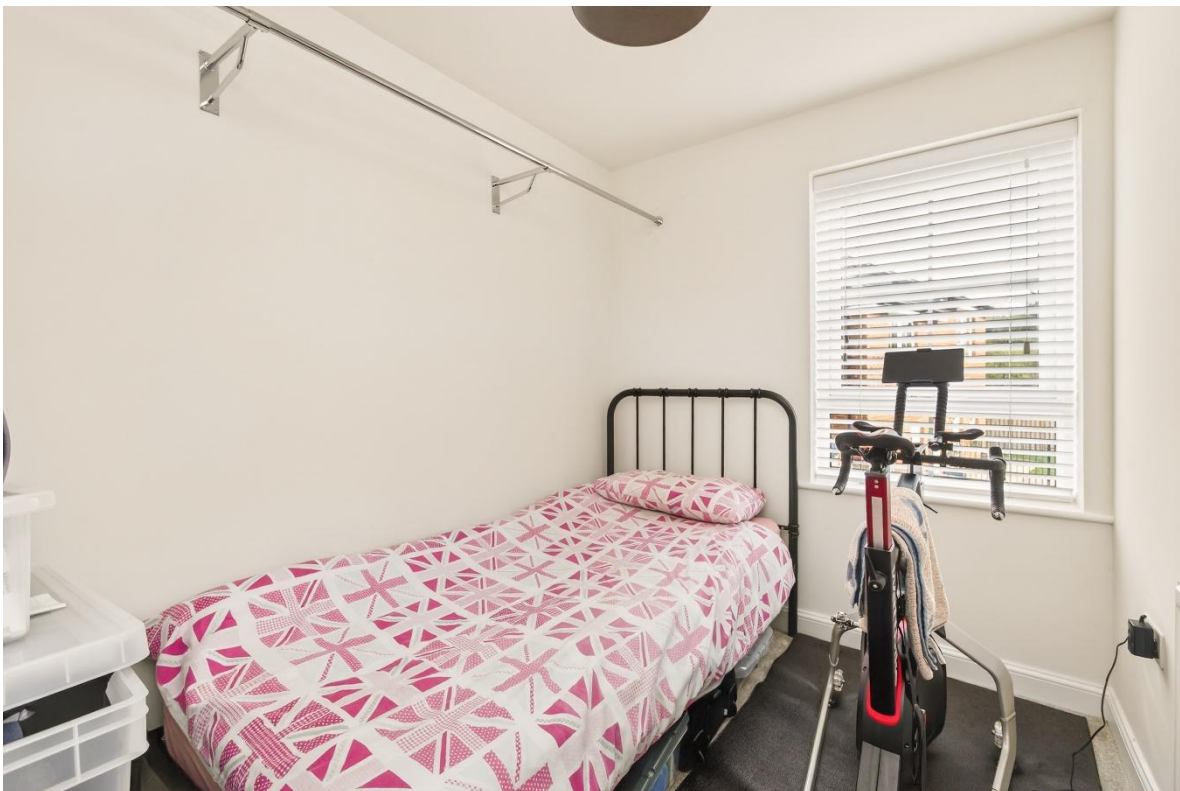
BEDROOM TWO

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



BEDROOM THREE

A well-proportioned third bedroom with a uPVC double glazed window to the side, enjoying views over the garden, complete with a ceiling light point and central heating radiator.



HOUSE BATHROOM

Comprising a three-piece suite in white, including a close-coupled W.C., pedestal wash hand basin with tiled splashback and chrome mixer tap, and a bathtub with chrome mixer taps. The room is part tiled to the walls and also features a ceiling light, central heating radiator, laminate flooring, and a uPVC obscure double-glazed window to the front.



OUTSIDE

The property is situated at the top of a quiet cul-de-sac on Castle Garden Street and enjoys natural light from three elevations, with windows on multiple sides flooding the home with daylight. To the front, there is a well-maintained lawned garden adorned with plants and flowers, which extends along the side of the property to the driveway, providing parking space for two vehicles and access via a timber gate to the rear garden. The side garden is predominantly laid to lawn and features an elevated, generously proportioned shed, ideal for storage or use as a summerhouse. The driveway also benefits from an electric vehicle (EV) charging point. The garden further benefits from the convenience of external power points and an outside water tap, providing practical facilities for outdoor maintenance, gardening, and entertaining.







ADDITIONAL INFORMATION

EPC rating – B-89

Property tenure – Freehold

Council tax band – C

*The vendor informs us that a smart heating system is scheduled to be installed this week, which will allow the temperature of the property to be controlled remotely and independently across separate levels.

*The vendor also informs us that the boiler remains under warranty and was most recently serviced in December 2025 by British Gas.

*Please also note that the property benefits from USB charging ports integrated into the power sockets throughout, providing added convenience and making it well suited to modern living.

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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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



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