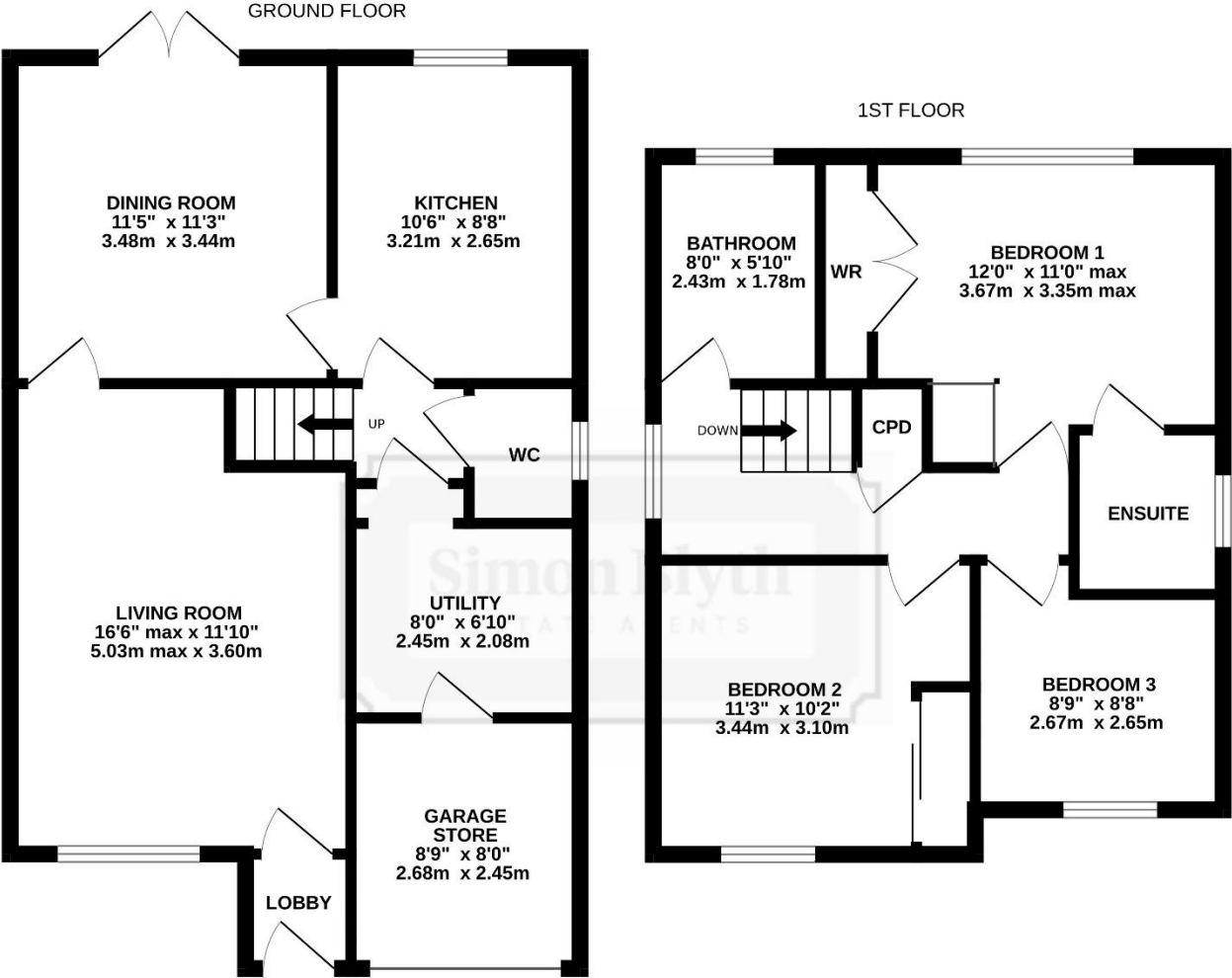




Simon Blyth
ESTATE AGENTS

GREEN BROOK PLACE, PENISTONE, S36 6EQ



GREEN BROOK 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:

OCCUPYING A QUIET POSITION ON THIS HIGHLY REGARDED DEVELOPMENT, WE OFFER TO THE MARKET THIS SPACIOUS THREE BEDROOM DETACHED FAMILY HOME, OFFERING READY TO MOVE INTO ACCOMMODATION IN THIS HIGHLY CONVENIENT LOCATION, CLOSE TO PENISTONE'S LOCAL AMENITIES, SCHOOLING AND THE TRANS PENNINE TRAIL. The ground floor comprises an entrance porch, lounge, separate dining room, kitchen, downstairs W.C., utility room and additional storage. To the first floor are three bedrooms, including a principal bedroom with en-suite, along with the family bathroom. Externally, the property benefits from gardens to the front and rear, together with a driveway providing off-street parking. Homes of this type in such a sought-after position remain in strong demand, and an early viewing is recommended to fully appreciate what is on offer.

OFFERS IN REGION: £330,000

ENTRANCE PORCH

Entrance is gained via a uPVC decorative obscured-glazed door opening into the entrance porch. The porch benefits from a ceiling light point and central heating radiator, with an internal door providing access to the lounge.

LOUNGE

A spacious main reception room featuring inset ceiling spotlights, a central heating radiator, and a uPVC double-glazed window to the front elevation. The focal point of the room is an electric stove set within a solid wood mantle surround. A timber and glazed door provides access to the dining room.





DINING ROOM

A second reception space, currently utilised as a dining room, offering ample room for a table and chairs. The room benefits from inset ceiling spotlights, a central heating radiator, wood-effect flooring, and uPVC twin French doors opening onto the garden, allowing an abundance of natural light to flow through. An internal wood and glazed door provide access to the kitchen.



KITCHEN

With continuation of the wood flooring, the kitchen is fitted with a range of wall and base units in a grey wood-effect shaker style, complemented by solid wood worktops and matching upstands. Integrated appliances include an electric oven and grill, a four-burner electric hob with chimney-style extractor fan over, and space for an American-style fridge freezer. There is plumbing for a dishwasher and a one-bowl stainless steel sink with chrome mixer tap, positioned beneath a uPVC double-glazed window overlooking the rear garden and allowing an abundance of natural light. A wood and glazed door provides access to the inner hall, which in turn gives access to the following accommodation.



DOWNSTAIRS W.C

Comprising a two-piece suite incorporating a low-flush W.C. and pedestal wash hand basin with chrome mixer tap and tiled splashback. The room further benefits from vinyl flooring and an obscured uPVC double-glazed window to the side elevation.



FIRST FLOOR LANDING

From the inner hall, a staircase ascends to the first-floor landing, with access to the loft via a hatch and benefits from inset ceiling spotlights, a central heating radiator, and a uPVC double-glazed window to the side elevation providing natural light. From the landing, access is gained to the following accommodation.



BEDROOM ONE

A well-proportioned principal bedroom positioned to the rear of the property, benefiting from inset ceiling spotlights, a range of built-in wardrobes, and a uPVC double-glazed window overlooking the rear garden. An internal door provides access to the en-suite shower room.



EN-SUITE SHOWER ROOM

Comprising a three-piece white suite incorporating a low-flush W.C., wash hand basin set within a vanity unit with chrome mixer tap, and a shower enclosure fitted with a mains-fed shower and chrome fittings. The room further benefits from laminate flooring, a ceiling light point, a chrome ladder-style heated towel rail/radiator, and an obscured uPVC double-glazed window to the side elevation.



BEDROOM TWO

A further double bedroom positioned to the front of the property, enjoying a uPVC double-glazed window providing good levels of natural light. The room also benefits from a ceiling light point and central heating radiator.



BEDROOM THREE

A further well-proportioned bedroom positioned to the front of the property, featuring a ceiling light point, central heating radiator, and a uPVC double-glazed window providing good levels of natural light.



HOUSE BATHROOM

Comprising a three-piece white suite incorporating a low-flush W.C., pedestal wash hand basin with chrome mixer tap, and panelled bath with chrome mixer tap. The room benefits from vinyl flooring, ceiling lighting, a central heating radiator, and an obscured uPVC double-glazed window to the rear elevation.



OUTSIDE

The property occupies a pleasant end-of-cul-de-sac position within this well-regarded and established residential development, enjoying a set-back position with a lawned front garden alongside a driveway providing off-street parking for two vehicles and an EV charging point. A flagged pathway to the side of the property leads to the enclosed rear garden, which is predominantly laid to lawn and benefits from a raised flagged seating area to the rear, ideal for outdoor furniture and entertaining. Immediately adjoining the property and accessed via twin French doors from the dining area, is a further flagged patio beneath a pergola, creating an excellent outdoor seating space. The garden is fully enclosed by a combination of fencing and mature hedging, making it ideal for families and pets alike.







ADDITIONAL INFORMATION

EPC rating – TBC

Property tenure – Freehold

Council tax band – D

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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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.
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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 - 1:00

Simon Blyth

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Sunday - 11:00 to 1:00pm



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