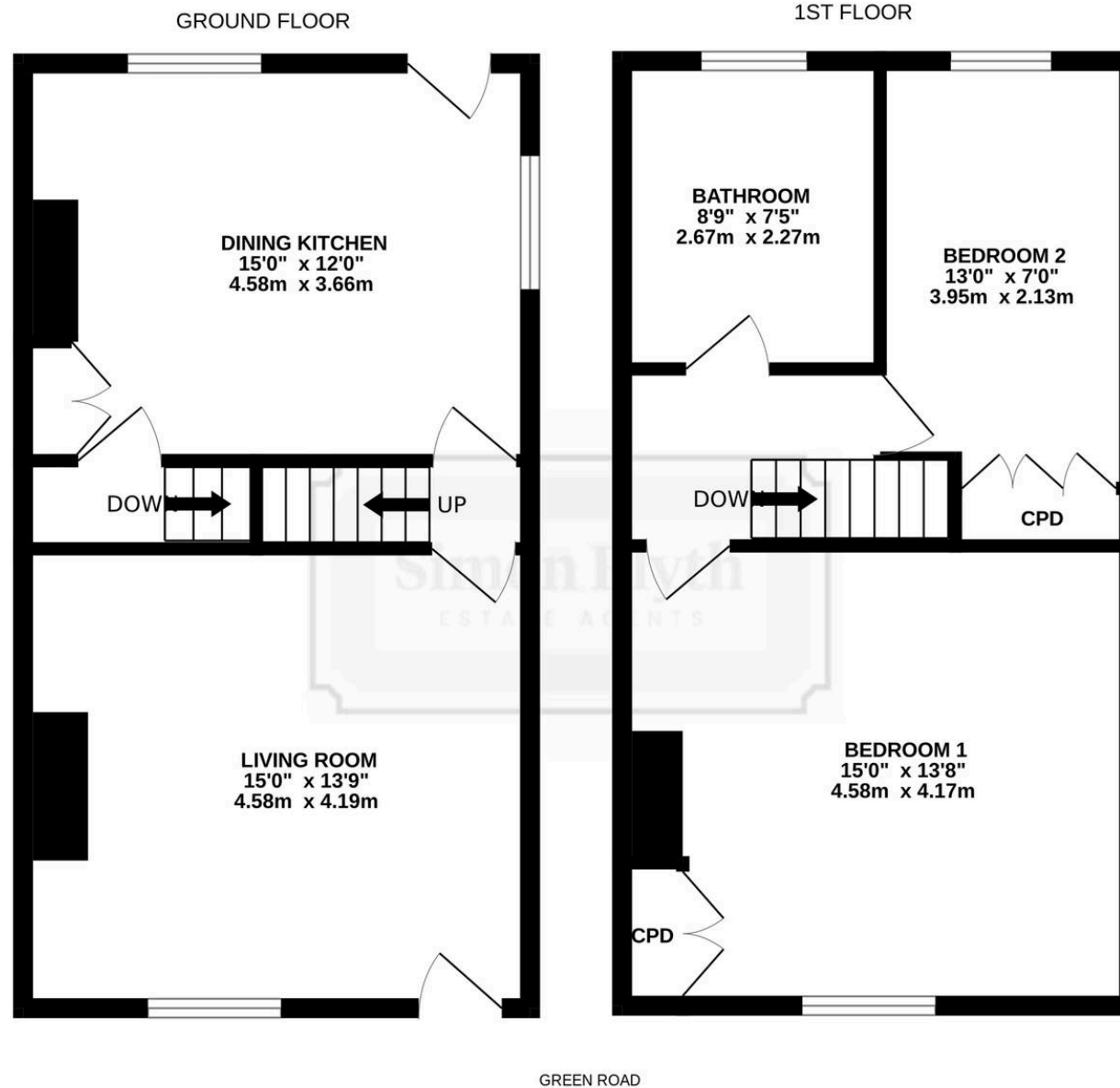




Wyndcliffe, Green Road, Penistone
Sheffield

Offers in Region of **£220,000**



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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Wyndcliffe, Green Road

Penistone, Sheffield

SUPERBLY APPOINTED TWO BEDROOM HOME WITH GENEROUS REAR GARDEN LOCATED IN THE CENTRE OF PENISTONE WITH EASY ACCESS TO VILLAGE AMENITIES, TRAIN STATION, AND WELL-REGARDED SCHOOLS. THIS RECENTLY UPGRADED PROPERTY OFFERS VERSATILE ACCOMMODATION OVER TWO STOREYS WITH PLANNING PERMISSION IN PLACE FOR A SINGLE-STOREY EXTENSION TO THE SIDE, PROVIDING EXCELLENT SCOPE FOR FURTHER ENHANCEMENTS. PLANNING APPLICATION REFERENCE **2023/0267**.

The accommodation is as follows: to the ground floor, a welcoming living room, a beautifully fitted WREN kitchen with integrated appliances and dining space, and useful cellar storage. To the first floor, two spacious double bedrooms and a modern family bathroom. Externally, there is a driveway providing off-street parking and access to a detached single garage offering further parking and storage. The property benefits from a larger-than-average rear garden, perfect for outdoor entertaining and relaxation. A rare opportunity to acquire a home of this type and quality in this sought-after location. An early viewing is strongly recommended to fully appreciate the scope and finish on offer.





ENTRANCE

Entrance gained via a composite door with decorative and obscured glazed panels into the living room.

LIVING ROOM

A spacious principal reception room offering ample space for living furniture, with the main focal point being a flickering flame electric fireplace. There is a ceiling light, a central heating radiator, wood-effect laminate flooring and a uPVC double glazed window to the front. An oak door with dual glass panels gives access to the following rooms.

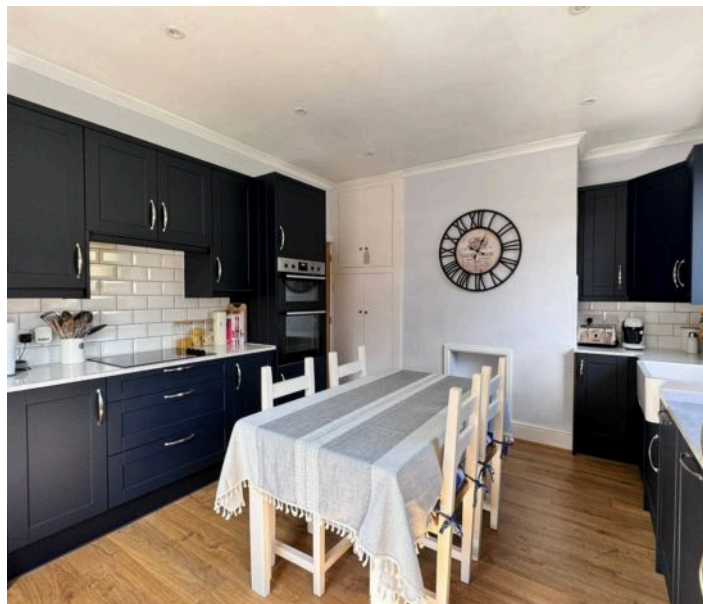


DINING KITCHEN

A simply stunning dining kitchen, recently upgraded by the current vendor. This high-quality Wren kitchen features a range of wall and base units in a wood shaker style, finished in matte navy blue with contrasting laminate worktops and a tiled splashback. Integrated appliances include a CDA oven and grill, matching electric hob with integrated extractor fan above, integrated fridge-freezer, slimline dishwasher, and a ceramic Belfast sink with chrome mixer tap. The room benefits from inset ceiling spotlights, with natural light provided by a uPVC double glazed window to the rear and an additional uPVC double glazed window to the side. Heating is via a central heating radiator, and there is a continuation of the wood-effect laminate flooring throughout. A uPVC double glazed door gives access to the rear garden, and a further timber door provides access to the cellar.

CELLAR

A spacious cellar providing excellent additional storage space, with power and lighting.

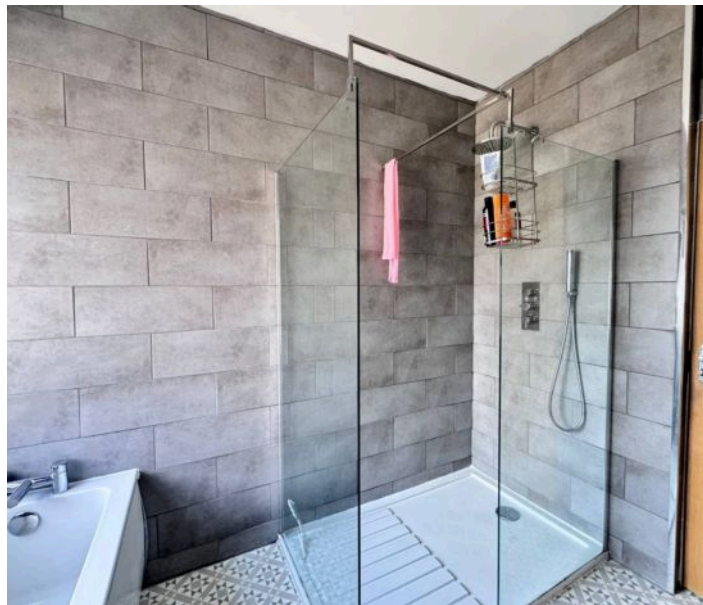
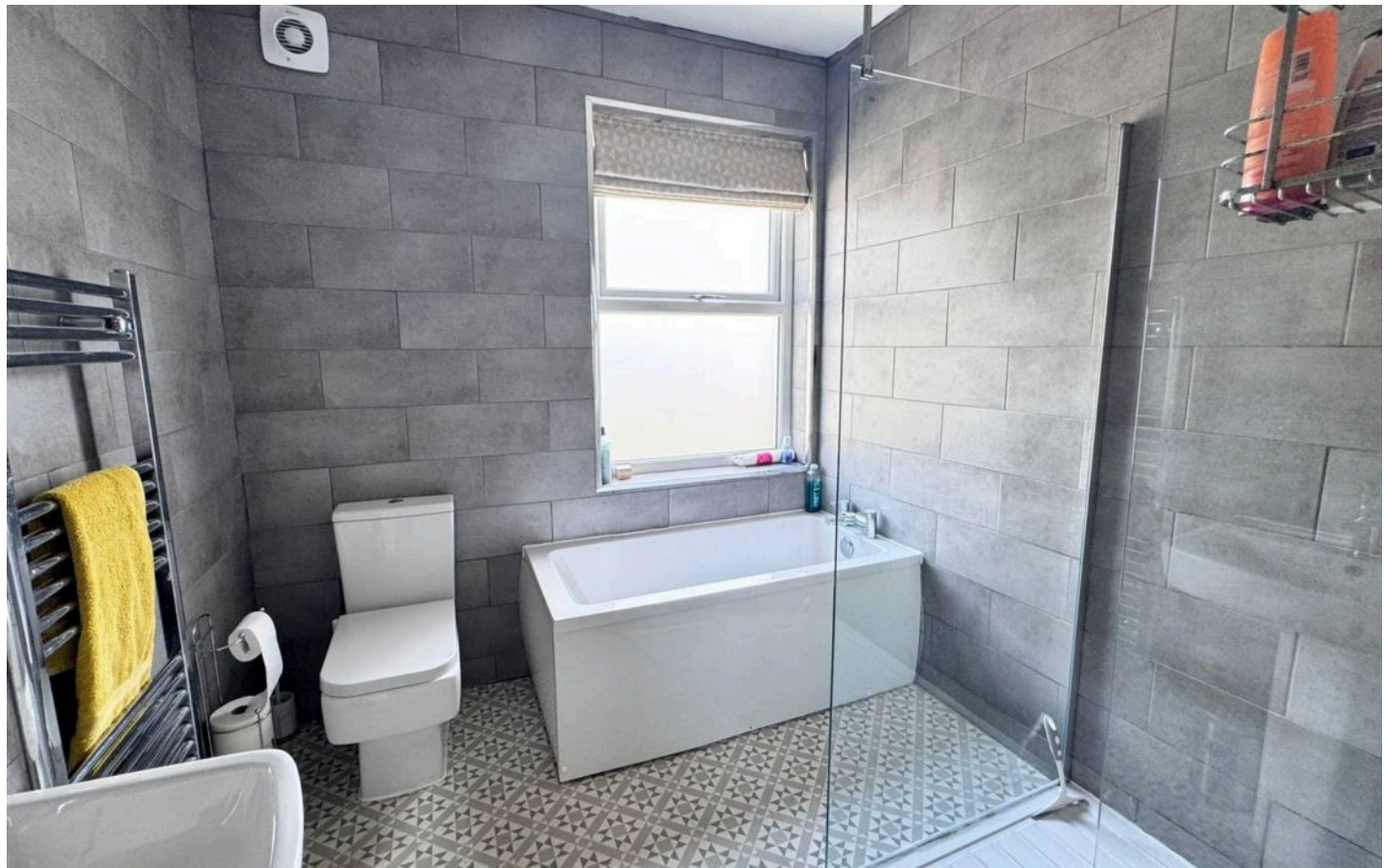


FIRST FLOOR LANDING

From the living room and dining kitchen, a staircase rises to the first-floor landing, which has a ceiling light and access to the loft via a hatch. We are informed that the loft has an integrated ladder and currently houses the combination boiler, which was fitted only six years ago.

BATHROOM

Modern four-piece bathroom suite comprising a pedestal basin with chrome mixer tap, low-level WC, bathtub with chrome mixer tap, walk-in mains-fed shower enclosure with chrome mixer tap and shower attachment. The room benefits from tiled walls, cushion vinyl flooring, a ceiling light, vertical heated towel rail, and a uPVC obscured double glazed window to the rear.



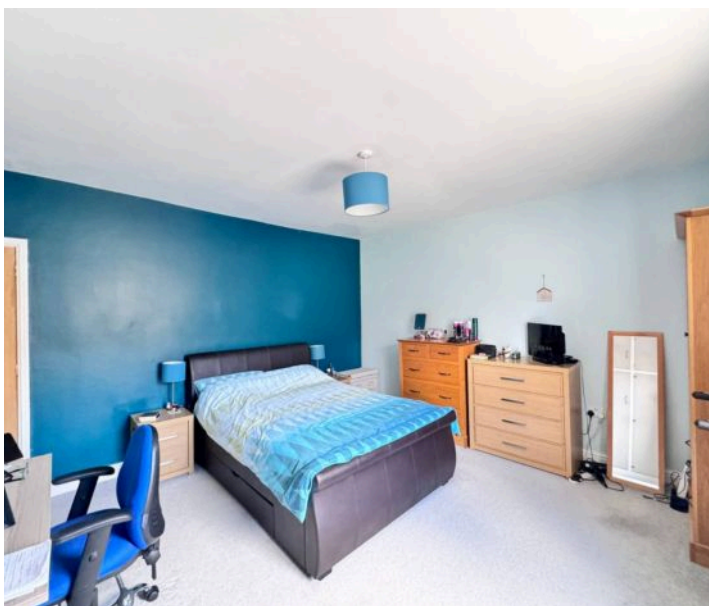


BEDROOM ONE

This is a spacious front-facing double bedroom with a ceiling light, central heating radiator, and uPVC double glazed window to the front. The room benefits from a bank of built-in wardrobes and still offers plenty of space for additional bedroom furniture.

BEDROOM TWO

A further double bedroom with ceiling light, central heating radiator, and a uPVC double glazed window to the rear enjoying views over the garden and neighbouring properties. The room also has a bank of built-in wardrobes offering useful storage space.





OUTSIDE

To the front of the property, there is a charming cottage-style gravelled area ideal for flower beds. To the side, a driveway provides ample off-street parking and grants access to the detached single garage with an up-and-over door, offering additional parking and valuable storage space. A timber gate to the side leads through to the rear garden. This property benefits from a large rear garden, thoughtfully tended and significantly enhanced by the current vendor during their ownership.

Immediately behind the house there is a flagged seating area offers a perfect space for outdoor dining and garden furniture. Steps then lead up to the lawned garden, featuring low-maintenance artificial grass, raised beds, and a further stone-flagged section ideal for a garden shed or additional seating and relaxation. There is also a small brick-built outbuilding, perfect for garden tools or extra storage. The entire garden is securely enclosed by perimeter fencing and a traditional dry stone wall, providing privacy and character.



ADDITIONAL INFORMATION:

The EPC rating is a TBC and the Council Tax band is a A.

PLANNING APPLICATION FOR SINGLE STOREY EXTENSION REFERENCE NUMBER: 2023/0267

VIEWING:

For an appointment to view, please contact the Penistone office on 01226 762400.

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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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

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



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