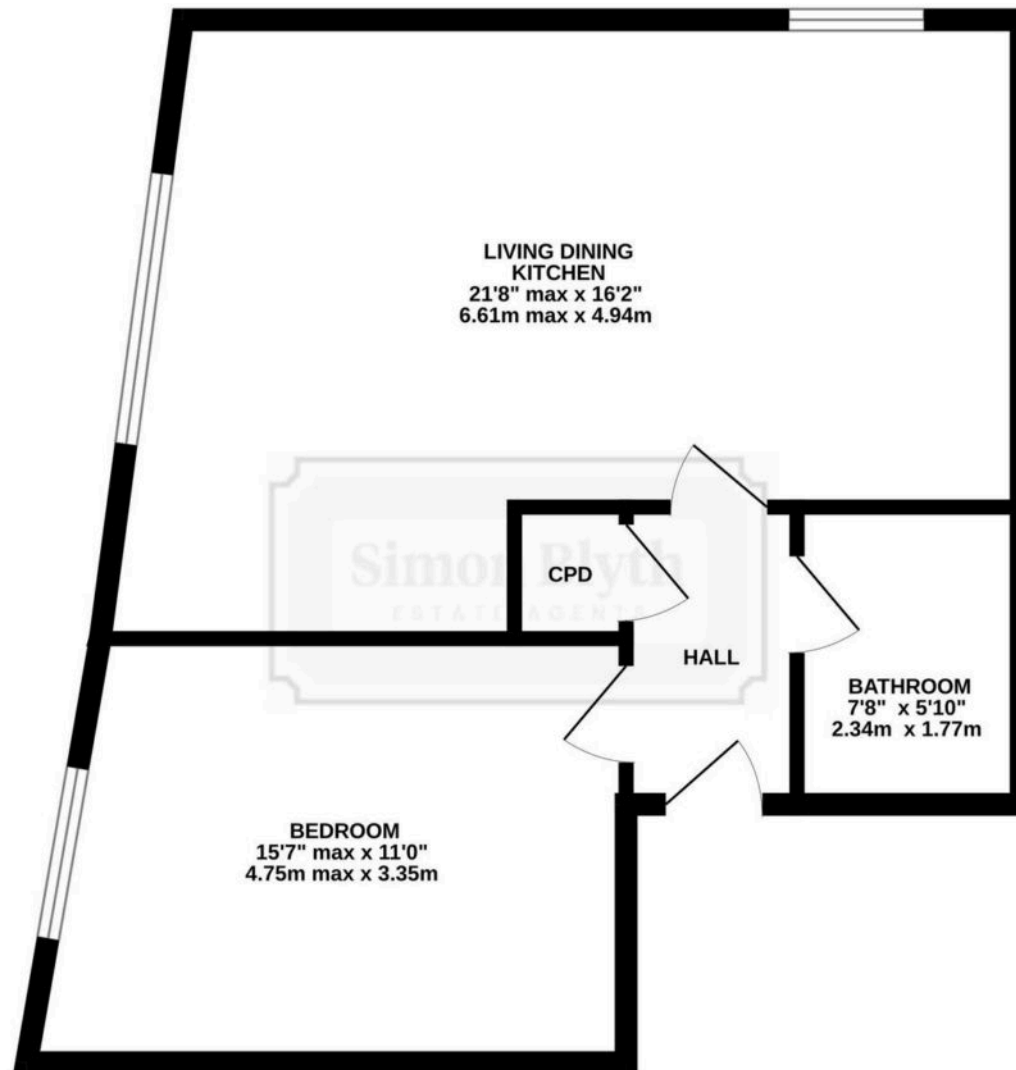




Sawmill Court, Penistone
Sheffield

Offers in Region of **£110,000**



SAWMILL COURT

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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Sawmill Court

Penistone, Sheffield

FORMING PART OF AN IMPRESSIVE CONVERSION OF THE OLD SAWMILL AND JUST A FIVE-MINUTE WALK FROM THE CENTRE OF PENISTONE, THIS CHARMING ONE-BEDROOM FIRST FLOOR FLAT IS OFFERED TO THE MARKET. THE PROPERTY IS PART OF A WELL-REGARDED DEVELOPMENT OF ONLY FIVE FLATS AND BRIEFLY COMPRISES: an open plan living/dining kitchen, double bedroom, and bathroom. It benefits from uPVC double glazing and gas central heating throughout. The building has a secure entry system for residents only. The vendor advises that a new boiler was installed two years ago, with a transferable warranty and a record of regular servicing since installation. Properties of this type and quality are rare to the market; hence a viewing is highly recommended.

- SPACIOUS ONE-BEDROOM FIRST FLOOR FLAT
- LIFT ACCESS FROM ENTRANCE LOBBY
- WELL-PRESENTED OPEN PLAN LIVING DINING KITCHEN
- COMMUNAL GARDENS & PARKING
- JUST MINUTES FROM PENISTONE TOWN CENTRE



BUILDING ENTRANCE

Access is gained via a secure composite and glazed entrance door with side glazing, set beneath a sheltered canopy. The entrance features an integrated intercom system and opens into a well-maintained communal lobby with tiled flooring, inset ceiling lighting, and an electric radiator. A stairway rises to the first-floor landing, where the property itself is accessed, with lift access also available. The first-floor hallway continues the high standard of presentation, offering matching tiled flooring, inset lighting, and a further electric radiator.

ENTRANCE HALLWAY

A composite door gives access to the property, opening into a welcoming entrance hallway with carpeted flooring, ceiling light point, and central heating radiator, as well as a useful storage cupboard. From here, access is gained to the following rooms:



OPEN PLAN LIVING DINING KITCHEN

A spacious and well-configured open plan room with an abundance of natural light courtesy of two uPVC double glazed windows to the side and rear elevations. The kitchen area is fitted with a range of cream gloss fronted wall and base units with complementary work surfaces and upstands. Integrated appliances include a fridge freezer, combi microwave oven, oven grill, slimline dishwasher, and an induction hob with glass splashback and stainless steel extractor above. The kitchen and dining space benefits from a tiled floor, while the living area is finished in carpet. There is ample space for both a good-sized dining table as well as an assortment of lounge furniture. The room is completed by three ceiling light points and two central heating radiators.





BEDROOM ONE

A generously proportioned double bedroom enjoying excellent natural light via a uPVC double glazed window to the side elevation. The room is well presented with carpeted flooring, a central heating radiator, and a ceiling light point. There is ample space for freestanding furniture, with the current layout comfortably accommodating wardrobes, drawers, and bedside units along with a double bed.

BATHROOM

A well-appointed, good-sized bathroom fitted with a modern white three-piece suite comprising a panelled bath with shower screen and chrome mains mixer shower, pedestal wash basin with chrome mixer tap over, and close-coupled WC. Tiling surrounds the bath/shower area with a coordinating tiled splashback above the sink. Finished with tiled flooring, ceiling light point, extractor fan, and a heated chrome towel rail central heating radiator.



OUTSIDE

Sawmill Court features a well-kept, fenced communal garden laid to lawn with a designated seating area and picnic table—a real sun trap during the warmer months. A communal parking area sits adjacent to the garden, providing convenient access for residents. The development itself enjoys an attractive courtyard-style setting, with the property's entrance tucked away from the main road.



ADDITIONAL INFORMATION:

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

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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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

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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 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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