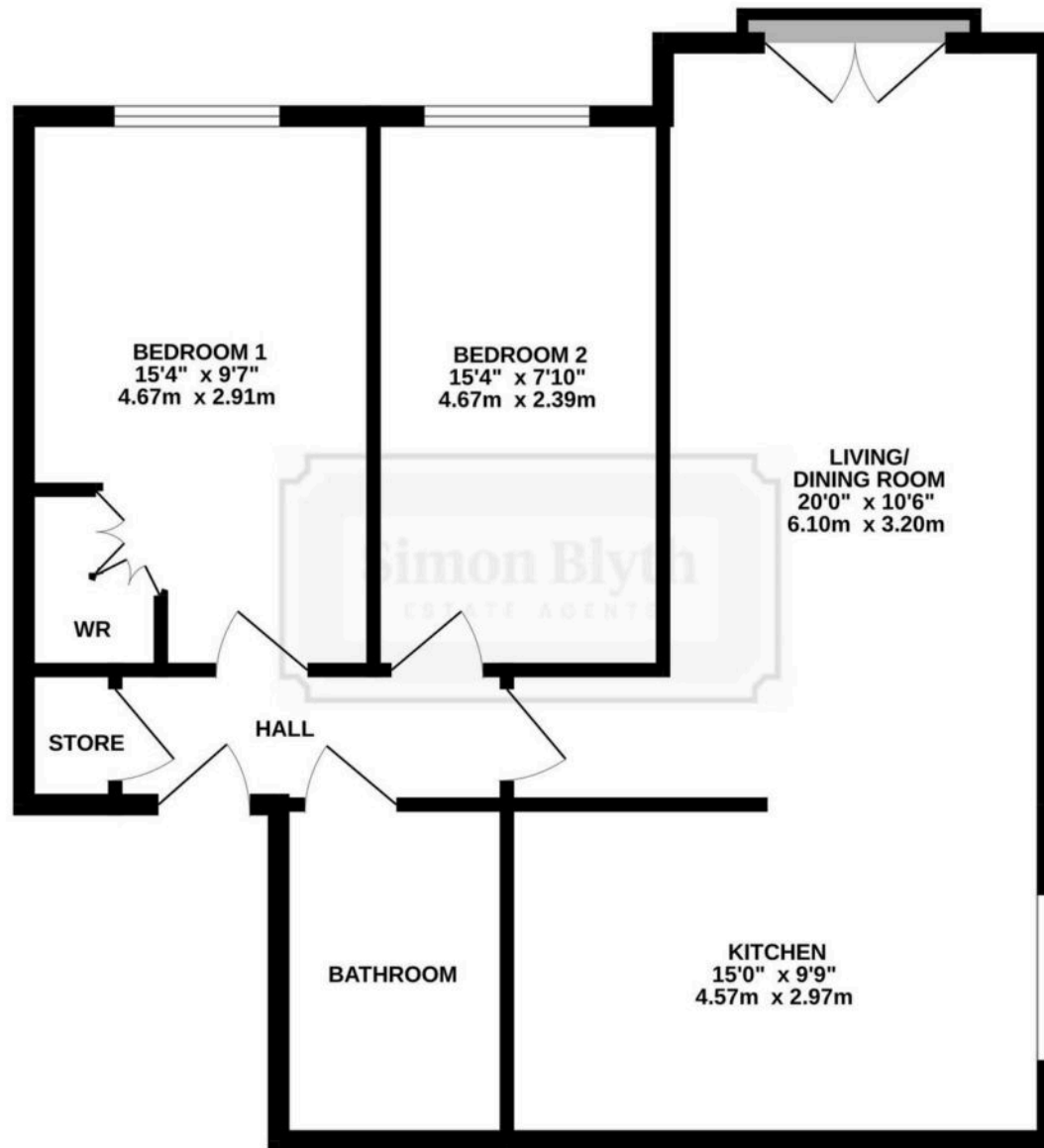




**Pennine Court, Penistone**  
Sheffield

Offers Over **£135,000**





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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## Pennine Court, Penistone

Sheffield

OFFERED TO THE MARKET VACANT AND WITH NO UPPER VENDOR CHAIN IS THIS BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT. An ideally situated, purpose-built apartment offering well-appointed and generously proportioned accommodation, just a short walk from Penistone town centre, local schooling, and excellent transport links including Penistone train and bus stations. Ideally suited to a wide variety of purchasers including professional couples, downsizers and buy-to-let investors. The accommodation briefly comprises: entrance hall with large storage cupboard and intercom system, two double bedrooms, a spacious open-plan living/dining kitchen with integrated appliances and a contemporary four-piece bathroom suite. Externally, there are communal grounds and an allocated parking space. Early viewings advised.

- TWO DOUBLE BEDROOMS
- SPACIOUS OPEN-PLAN LIVING DINING KITCHEN
- JULIET BALCONY WITH OPEN OUTLOOK
- ALLOCATED PARKING SPACE
- WALKING DISTANCE TO PENISTONE CENTRE & STATION







## **BUILDING ENTRANCE**

Accessed via a side entrance door into a well-maintained communal hallway with staircase rising to the first-floor landing. The apartment is conveniently positioned to the front and side elevation.

## **ENTRANCE**

Upon entering the apartment, a welcoming inner hallway provides access to all accommodation and includes a useful built-in storage cupboard, wall-mounted intercom system, central heating radiator and ceiling light. Here we gain access to the following rooms:

## **OPEN PLAN LIVING DINING KITCHEN**

A superb, open-plan living and dining space flooded with natural light via a front-facing uPVC double glazed french twin doors to Juliet balcony with wrought iron railing, and additional uPVC double glazed window to side. The kitchen is fitted with a range of wall and base units in a laminate oak-style finish with contrasting worktops, incorporating a stainless steel sink with mixer tap over, integrated double oven, four-ring gas hob with extractor hood, dishwasher and washing machine. There is tiling to floor and splashback areas, inset spot lighting and a wall-mounted boiler housed behind a unit.





**BEDROOM ONE**

A well-proportioned front-facing double bedroom with uPVC double glazed window to front, central heating radiator and fitted oak-style wardrobes.

**BEDROOM TWO**

Another generously sized double bedroom with front-facing uPVC double glazed window and central heating radiator.

**BATHROOM**

A modern and spacious four-piece suite comprising a low flush W.C., pedestal wash hand basin, panelled bath with mixer tap, and a step-in shower cubicle with mains fed shower. There is full tiling to the walls and floor, a chrome towel rail/radiator and extractor fan.







## OUTSIDE

There are external communal grounds to the rear elevation and to the front there is a large parking area with an allocated parking space for the property.



#### ADDITIONAL INFORMATION:

The EPC rating is a C-80 and the Council Tax band is a 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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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a 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

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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 TIMES

##### 7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm





## Simon Blyth Estate Agents

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