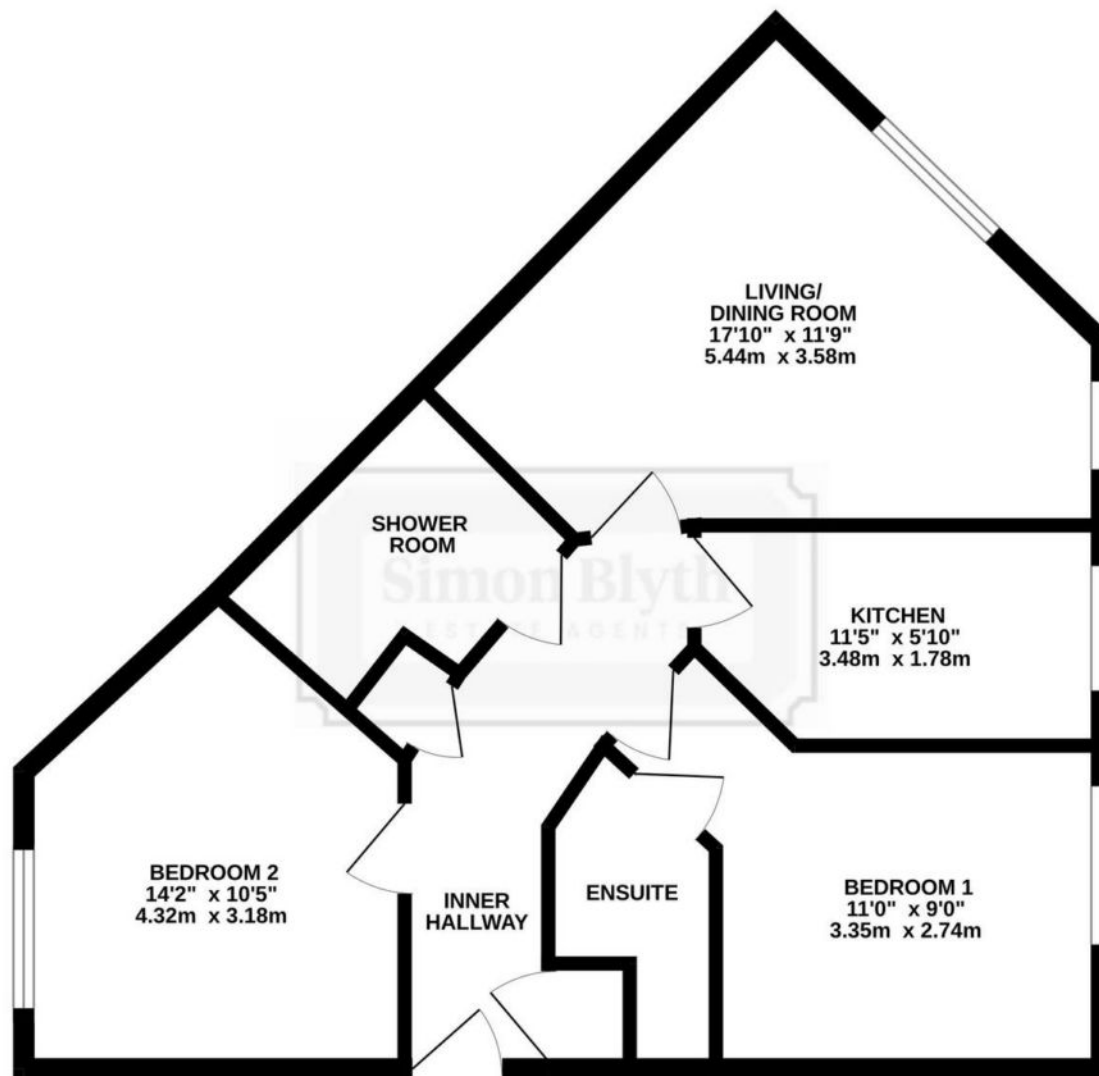




Elmroyd Court, Penistone
Sheffield

Offers in Region of **£135,000**



ELMROYD COURT

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Elmroyd Court, Penistone

Sheffield

A WELL PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT SET WITHIN THIS PURPOSE-BUILT BLOCK ON THIS HIGHLY REGARDED RESIDENTIAL DEVELOPMENT. WELL SITUATED FOR THE EXCELLENT AMENITIES THAT PENISTONE HAS TO OFFER, INCLUDING ACCESS TO THE TRANS PENNINE TRAIL AND LOCAL SCHOOLING. THIS APARTMENT IS WELL APPOINTED THROUGHOUT AND OFFERS MODERN FIXTURES AND FITTINGS WITH CONTEMPORARY DECOR. The accommodation briefly comprises: communal entrance, private entrance hallway, kitchen, spacious living/dining room, two double bedrooms including a principal bedroom with en-suite shower room, and a separate shower room. Externally there is a single garage along with an allocated parking space within the shared car park. Early viewings recommended.

- GROUND FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS
- EN-SUITE & SEPARATE SHOWER ROOM
- SHORT WALK TO PENISTONE'S HIGH STREET



COMMUNAL ENTRANCE

Secure communal entry gives access to the building, with the apartment conveniently located on the ground floor. A private entrance door opens into the property's inner hallway.

INNER HALLWAY

From the communal entrance and hallway, a composite door gives access to the apartment's inner hallway, which features a ceiling light, wall-mounted electric heater, a storage cupboard, and a separate airing cupboard. From here, access is gained to the following rooms:

LIVING DINING ROOM

An excellently proportioned principal space, incorporating both living and dining spaces, with ample room for both furniture sets. There is a ceiling light, two wall-mounted electric heaters and obscured uPVC double glazed windows to side and rear.

KITCHEN

With a range of wall and base units in a wood shaker style with contrasting laminate worktops, there is an integrated electric oven with electric hob and extractor fan over. The room has plumbing for a washing machine, space for a free standing fridge freezer and a stainless steel sink with chrome mixer tap over. There is a ceiling light, wall-mounted electric heater and uPVC double glazed window to rear.



BEDROOM ONE

A double bedroom with a ceiling light, wall-mounted electric heater and uPVC double glazed window to rear enjoying views to communal gardens. A door gives access to en-suite shower room.

EN-SUITE SHOWER ROOM

Having a white suite comprising of a low flush w.c., vanity hand basin with chrome taps over and useful storage cupboards beneath and bi-folding door leading to a shower. The room is part tiled and further benefits from a wall-mounted electric heater, extractor fan, shaver point, and a ceiling light.

BEDROOM TWO

A further double bedroom with a ceiling light, wall-mounted electric heater and uPVC double glazed window to front.

SHOWER ROOM

The bathroom comprises an easily accessible shower room with special non-slip flooring. It has a white suite comprising a low flush w.c., vanity hand basin with useful storage cupboards beneath, and a walk-in shower in place of the original bath. The room is part tiled, there is a ceiling light point, extractor fan, and electric wall-mounted heater.





OUTSIDE

The property benefits from a single garage with an up-and-over door, vaulted ceiling for storage, and an allocated parking space, all set within a neatly maintained communal parking area to the front, which also houses a bin store. To the rear, the apartment enjoys access to enclosed communal gardens, bordered by wrought iron railings and framed with established trees and shrubbery. These gardens back onto the wider estate green—a broad stretch of grass with adjoining pathways.



ADDITIONAL INFORMATION:

The EPC rating is a D-66 and the Council Tax band is a B.

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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