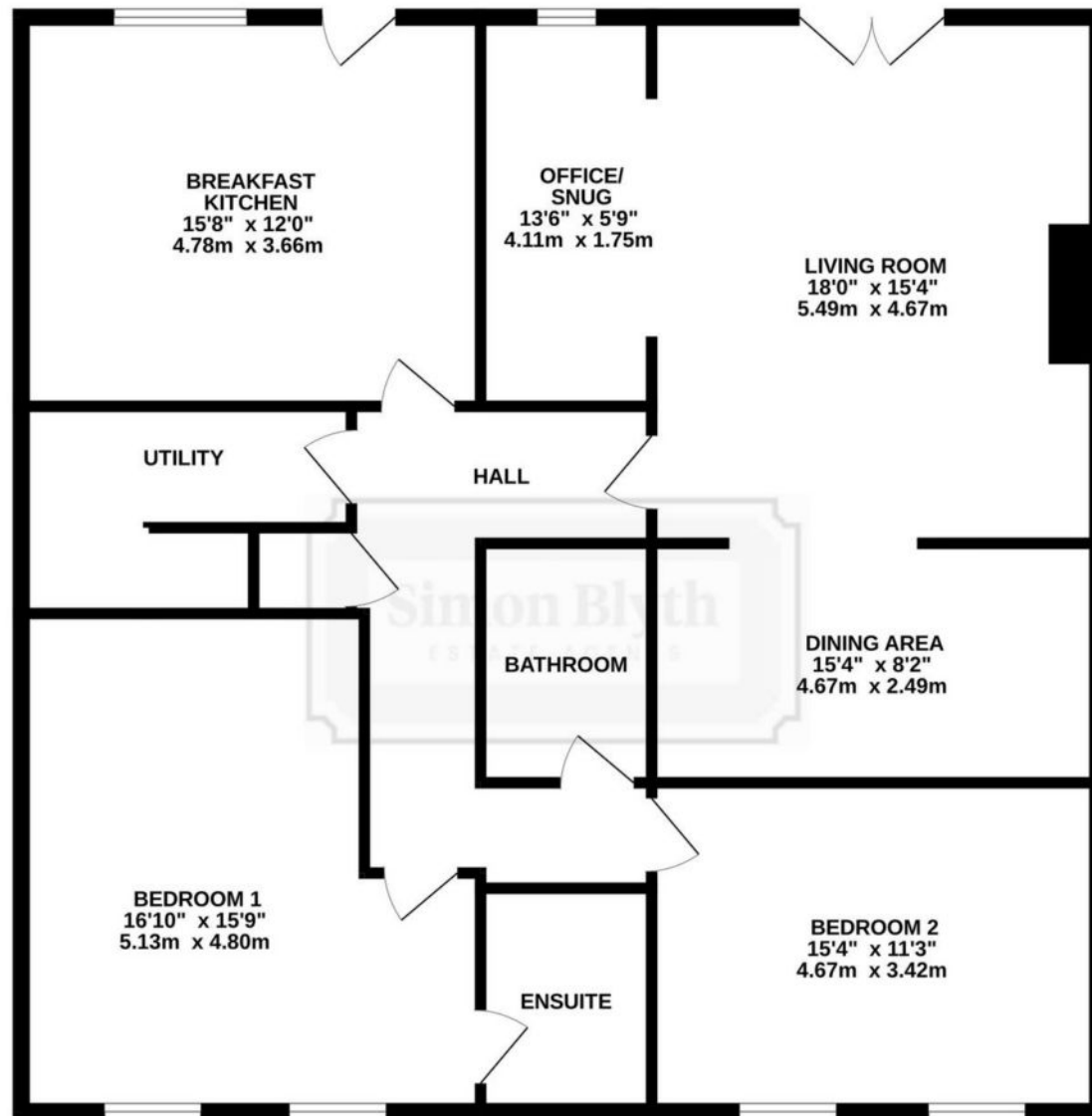




Wentworth Court, Penistone
Sheffield

Offers in Region of **£290,000**



WENTWORTH 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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Sheffield

FORMING PART OF A BEAUTIFULLY RENOVATED VICTORIAN BUILDING, WENTWORTH COURT OFFERS SPACIOUS LIVING AREAS CAREFULLY PRESERVED TO SHOWCASE ORIGINAL ARCHITECTURAL DETAILS ALONGSIDE A SLEEK, MODERN INTERIOR FINISH. SITUATED IN A TUCKED-AWAY POSITION, AWAY FROM MAIN ROAD NOISES AND ACCESSED VIA A SHARED COURTYARD TO THE REAR, WITH EASY ACCESS TO MAIN COMMUTER LINKS, M1, TRAIN STATION AND PENISTONE VILLAGE AMENITIES. The apartment briefly comprises a breakfast kitchen, utility room, open-plan living and dining area with access to a snug/home office, and two spacious double bedrooms, including a principal bedroom with an en-suite shower room and a separate bathroom. Externally, there is a fully enclosed private gated courtyard patio and an allocated parking space. Conveniently located with excellent access to the M1 motorway, open countryside, the Trans Pennine Trail, and the vibrant market town of Penistone with its wide range of amenities.

- SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT
- PRINCIPAL BEDROOM WITH EN-SUITE
- OFF-STREET PARKING



BREAKFAST KITCHEN

Entrance gained via wood and glazed door into Breakfast Kitchen. This impressive space serves as the heart of the home, designed with both practicality and style in mind. A large sash window allows for excellent natural light and features a fitted window seat with tasteful plantation shutters, creating a cosy yet elegant feel. The kitchen is fitted with a carefully crafted selection of wall and base units, complemented by a central island topped with granite, which also forms a comfortable seating area for informal dining. The island includes a stainless steel one-and-a-half bowl sink with mixer tap and drainer, alongside a four-ring hob with a sleek overhead extractor. Further integrated appliances include a built-in oven and grill, microwave, fridge freezer and dishwasher. From here, an inner hall leads to the remaining rooms, incorporating a useful walk-in cupboard and access to the utility area.

UTILITY ROOM

Fitted with a range of wall and base units topped with a practical work surface, which incorporates a single bowl sink with mixer tap. There is plumbing in place for a washing machine, along with valuable extra storage space for household essentials.



OPEN PLAN LIVING DINING

A generously sized and versatile living space, thoughtfully lit with ceiling spotlights and featuring French doors that lead out to a stone-paved seating area – ideal for outdoor dining and relaxation. The room showcases original brick archways that subtly define the transition between the dining area and snug, while still maintaining an open and sociable layout perfect for modern living.

SNUG / STUDY

Set just off the open-plan living and dining area, an archway leads through to a cosy snug or ideal home office space. This area benefits from a front-facing double-glazed window, ceiling spotlights, and maintains an open-plan connection to the main living room area.

DINING AREA

A second arched brickwork opening leads through to the dining area, with ample space for a dining table and chairs and featuring ceiling inset spotlights, and enjoys an open-plan arrangement with the living room area.





BEDROOM ONE

From the landing, access is gained to bedroom one — a generously sized double room featuring inset ceiling spotlights, a fitted wardrobe, and two frosted double-glazed windows to rear. This bedroom also benefits from direct access to an en-suite shower room.

EN-SUITE SHOWER ROOM

Comprising a close-coupled W.C., walk-in shower, and wall-mounted wash hand basin with tiled splashback. The room features fully tiled flooring, ceiling spotlights, a heated chrome towel rail/radiator, and an extraction fan.



BEDROOM TWO

Another spacious double bedroom with two frosted-effect double-glazed windows and inset ceiling spotlights.

BATHROOM

Comprising a modern suite with a tiled panel bath and overhead shower, a wall mounted wash hand basin, and a low-flush W.C. The room features full floor tiling and tiling around the bath, along with inset ceiling spotlights, an extractor fan, and a heated chrome towel rail/radiator.





EXTERNALLY

The property benefits from a private stone-flagged seating terrace and an allocated parking space.



ADDITIONAL INFORMATION:

The EPC rating is TBC and the Council Tax band is a C

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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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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