

Joint Agency with



For Sale by Private Treaty

Netherfield Villas, 101 Huddersfield Road, Penistone, Sheffield S36 7BX



Offers over £145,000

**A Two Bedroomed Semi-detached villa
on the outskirts of Penistone**

**A nearby Paddock of approx 0.9 acre
is also available by separate negotiation.**

Property Particulars

Robertshaws Chartered Surveyors for themselves and the seller of this property for who they act, give notice that:

- 1) These particulars are prepared based on information provided by clients and from our own inspection. Measurements have been taken by electronic means and while we endeavour to be accurate, discrepancies can occur. Robertshaws Chartered Surveyors have endeavoured to confirm the accuracy of all information but cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective buyers must satisfy themselves as to their accuracy.
- 2) Copies of various plans are attached to the particulars. These are photocopied and may not be to scale.
- 3) Robertshaws will not be liable in negligence or otherwise for any loss arising from the use of these particulars.
- 4) Keys for the property will not be released until completion has taken place.
- 5) No employee of the Agents has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property.
- 6) Photographs appearing in this brochure show only certain parts of the property at the time the photograph was taken. No assumptions should be made in respect of parts of the property which are not shown in the photographs
- 7) The reference to any equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective buyers should satisfy themselves as to the fitness of such items for the requirements.
- 8) Viewing is strictly by appointment with Robertshaws Chartered Surveyors.

An attractive stone built, blue slate roofed semi-detached villa with garden areas to the front and side and flagged patio area to the rear. The property also has the benefit of a single garage which has vehicular access from Old Anna Lane and pedestrian access on the patio area.

Conveniently located across from Penistone Grammar School and within a short drive from Penistone town centre and it's amenities.

Accommodation

Entrance Hall 2.257m x 1.279m

Giving access to the kitchen the dining room and the cellar

Kitchen 3.443m x 2.234m

Full range of Shaker style kitchen units, both base and wall units with dark wood block effect worktops and with inset brushed steel effect Lamona four ring gas hob and electric oven below. There is a brushed steel finish chimney style extractor unit above the hob. The sink is a stainless steel single drainer unit.

Two rows of splash-back tiling and full tiling behind cooker up to hood in neutral shades. Space for fridge. Window to side of the house overlooks the patio.



Glazed Door to:

Utility 2.246m x 1.426m

Plumbing for washer and dryer with worktops over one. Door to outside.

Downstairs WC

Off Utility with low level wc and small wall mounted wash hand basin in avocado.

Cellar

Accessed from the entrance hall stone steps lead to cellar. There is a pump in the cellar which automatically starts when ground water levels reach a certain height. There is a switch in the kitchen for this which should be left on at all times for this. The drain and pump serves this property and the adjoining property.

Dining Room 4.244m x 4.29m Gross

With two windows to the side overlooking garden areas and path and a small high level window to the rear. There are three timber shelves to alcove at side of fireplace and a single radiator. The fireplace houses a gas fire.



Living Room 4.294m x 3.325m Gross
With windows to the front and side elevations, a tiled fireplace and hearth with gas fire,
1 double radiator and five timber shelves to alcove.



Staircase from dining room leading to:

First Floor

Main landing gives access to:

Bedroom 1 4.278m x 3.338m

With double radiator and in-built wardrobe and window to front.

Bedroom 2 3.843m x 2.607m

With single radiator window to side and in-built storage cupboard.

Office/Lobby 2.261m x 1.531m

Small radiator window with vent to side of property
This room leads to the:

Bathroom 3.202m x 2.275m Gross

A white Victorian style suite comprising bath with Mira Vie shower over and glass shower panel, low level WC and pedestal wash hand basin. Dark wood effect cushion floor.

Obscured glass to window to side of property. 1 double radiator. There is an extractor fan.



External

Paved area to front of Kitchen. Garden to front and side of property.
Stone boundary walls.



Garage (4' x 9' approx)
Stone built with blue slate roof, with store to rear.



ADDITIONAL LAND

A small grass paddock extending to 0.9 acre is available by separate negotiation please ask for further details

General Information

Location

The property is located on the B6462 across the road from the new Penistone Grammar School.

From Huddersfield: Take the A629 Halifax Road through Birdsedge, Ingbirchworth and just past the Scout Dyke outdoor centre take the right hand turn onto the B6462. Follow the road down into the 30mph limit past the fields and the property is located on the right hand side. It will be identified by Robertshaws and Butcherez boards.

From Penistone: A628 – turn left just after the garage onto the B6462 Huddersfield Road. Go up the hill. Where the road levels, the house will be identified by the Robertshaws and Butcherez boards.

Services

Mains gas electricity water and sewerage are all connected to the property.

The two neighbouring properties have cellar drains that connect to the drain into this property and in high rainfall conditions this water is pumped out into the main top water drain in Old Anna Lane

Viewing

Strictly by appointment with Robertshaws Chartered Surveyors on 0845 2578 214 or Butcherez on 01226 767766.

Price

Offers over £145,000.

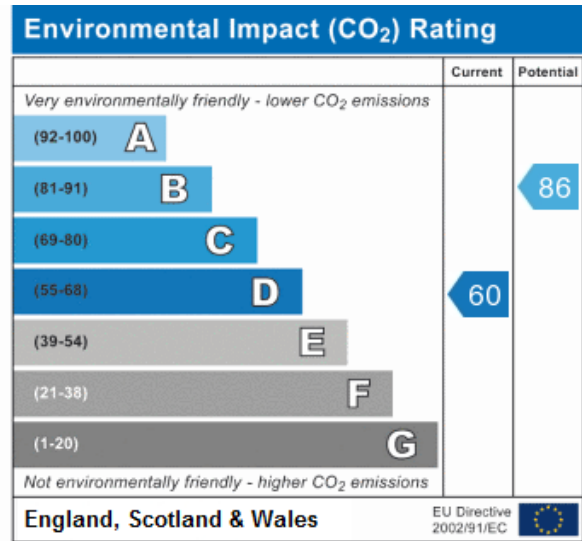
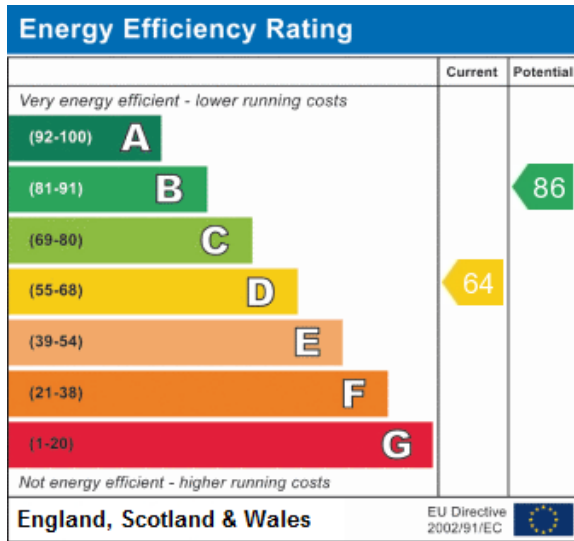
The field is offered as a separate lot at offers over £9,000.

Council Tax

The property is believed to be in Band C, but prospective purchasers should check this with Barnsley MBC.

EPC

The property is in EPC Band D.



Address:
 Netherfield Villas 101 Huddersfield Road
 Reference:
 NethVilla