



HUNTERS[®]
HERE TO GET *you* THERE

49 Penistone Road, Grenoside, Sheffield, S35 8QH

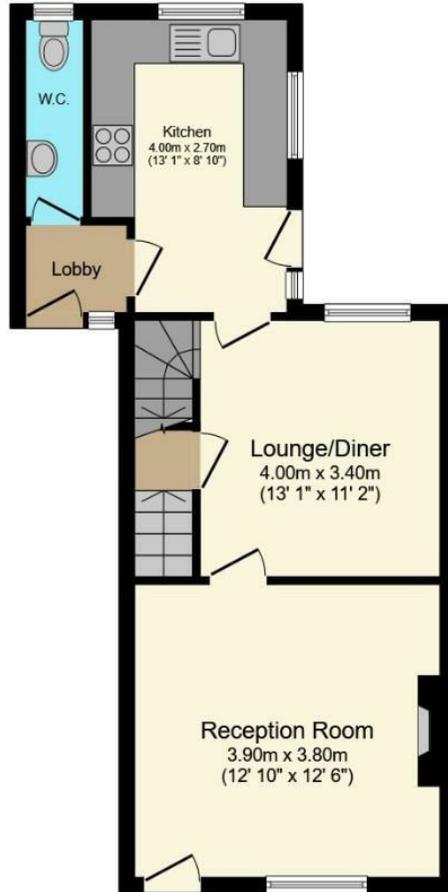
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Guide Price £260,000 - £270,000

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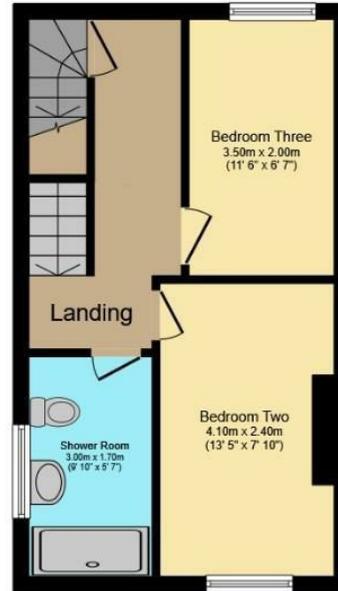
Hunters Hillsborough are delighted to offer a beautifully presented and extended three-bedroom semi-detached home, full of character and charm, set in the heart of the popular village of Grenoside. Built in the early 1900s, this substantial villa-style property offers generous living space over three floors, combining period character with thoughtful modern upgrades including a newly fitted kitchen, modern bathroom, and an energy-efficient boiler and all new radiators controlled via the Hive app. Inside, the side entrance leads into a spacious hallway with room for coats and boots and a convenient downstairs WC. The modern kitchen is fitted with sleek high-gloss units, complementary worksurfaces, and a full suite of integrated appliances, eye-level microwave and electric oven, gas hob, dishwasher, fridge, freezer, and space for a washing machine, with a door opening directly onto the rear garden. The bright and spacious family dining room flows through to a front-facing lounge with a focal-point feature fireplace and open fire, perfect for cosy evenings. A door beneath the open staircase gives access to a useful cellar. Upstairs, the first floor has two generous double bedrooms and a modern fitted bathroom with walk-in shower, WC and basin. Stairs continue to the top-floor attic bedroom, a lovely, characterful room with exposed beams, a side window, and converted eaves storage providing built-in wardrobe space. Step outside and discover the real highlight of this home, a stunning private rear garden featuring original Yorkshire stone paving and dry stone walls, steps rising to a level lawn with pebbled borders, and a stone-built outbuilding at the rear. It's a wonderful space for family life, entertaining, or simply enjoying the outdoors. To the front, a low-maintenance garden dressed with slate chippings provides a neat and attractive street frontage.

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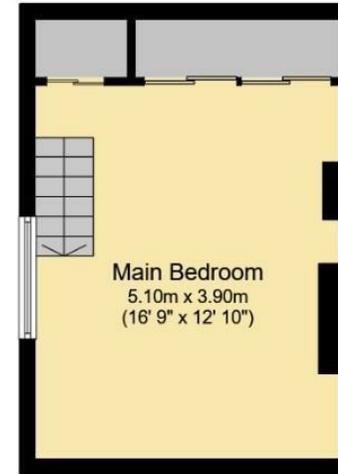
Ground Floor

Floor area 46.5 sq.m. (501 sq.ft.)



First Floor

Floor area 31.9 sq.m. (344 sq.ft.)



Second Floor

Floor area 25.2 sq.m. (271 sq.ft.)

Total floor area: 103.6 sq.m. (1,116 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Local Area

Village life is one of the great draws here. Grenoside Community Primary School (Ofsted rated Good) is within walking distance, and the village offers local shops, pubs, and easy access to Grenoside Woods for countryside walks. For commuters, there are regular bus routes into Sheffield, direct roads to the M1, and easy links to Barnsley, Rotherham, and Manchester.

General Remarks

TENURE

This property is Freehold

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









