



HUNTERS®
HERE TO GET *you* THERE

49 Penistone Road, Grenoside, Sheffield, S35 8QH

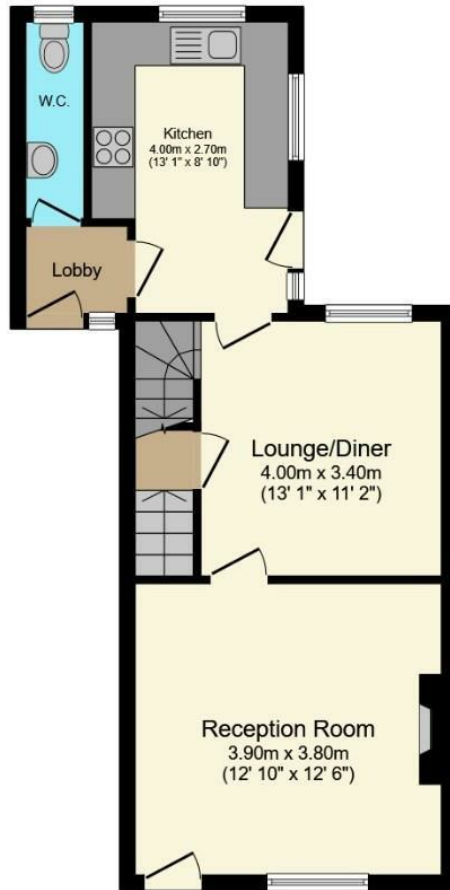
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Guide Price £260,000 - £270,000

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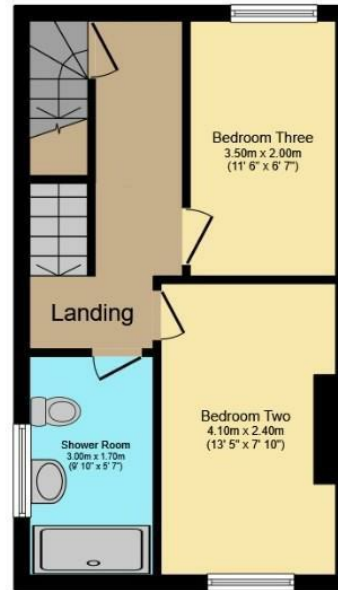
Hunters Hillsborough present a superb extended three bedroom semi detached home in the heart of the sought after district of Grenoside. This large villa style home built in the early 1900's offers accommodation over three floors with a newly fitted kitchen, bathroom and a boiler controlled via the Hive app, viewing is highly recommended to appreciate what's on offer. Entry via the side door into the extension. Spacious entrance hallway with space for coats and boots and a handy downstairs W/C. Through to the kitchen with sleek modern high gloss units and accompanying work surfaces. Integrated eye level microwave and electric oven, gas hob, dishwasher, fridge, freezer and space for a washing machine. Door out to the delightful private rear garden. Family dining room, bright and spacious with good quality laminate flooring running through to the lounge. The diner gives access to the cellar via a door under the open stairs. Front facing lounge with focal point feature fire surround with an open fire, wall mounted TV fixings and access to the front of the property. On the first floor you will find two double bedrooms and a modern fitted bathroom with a walk-in shower, W/C and sink basin. Stairs rise to the attic bedroom with a side window, beams and converted eaves storage used as wardrobe space. Outside to the front of the property is a low maintenance garden dressed with slate chippings. Stunning rear garden with the original Yorkshire stone paving and dry stone walls. Steps up to the lawn with pebbled borders and access to the back of the garden with a stone built out building.

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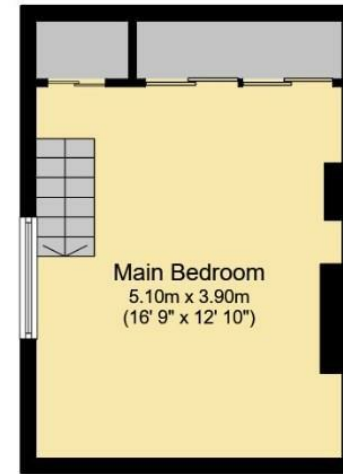
Ground Floor

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

The sought after district of Grenoside is an ideal location for commuters with easy access to the motorway network and regular public transport links. The village offers local shops, pubs, parks and schools with Grenowoods a favourite for walkers and family days out.

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.

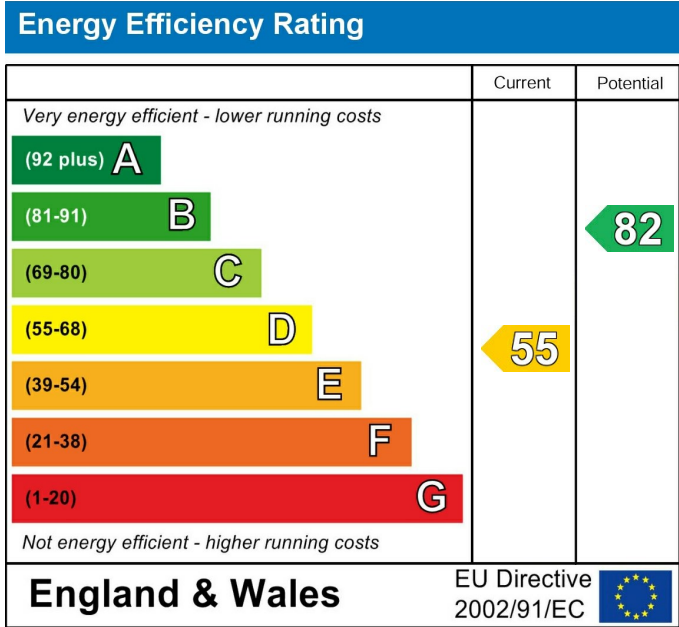
VACANT POSSESSION

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.



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.









