



The  
Pennine  
Property  
Group

OFFERS IN THE REGION OF

£265,000

Ladyshaw Crescent

Penistone, S36 6FB

## PROPERTY SUMMARY

Occupying a prime position on one of Penistone's most sought-after developments, Ladyshaw Crescent is a location that continues to be popular with families thanks to its excellent schools, nearby countryside walks, convenient access to Penistone town centre and easy commuting links.

3



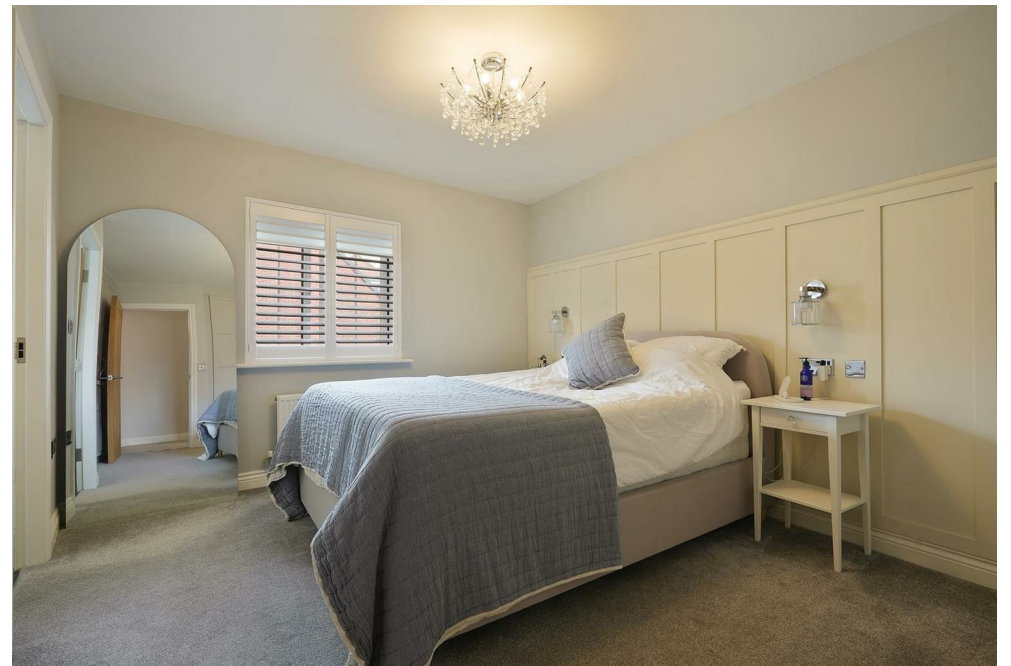
3



1









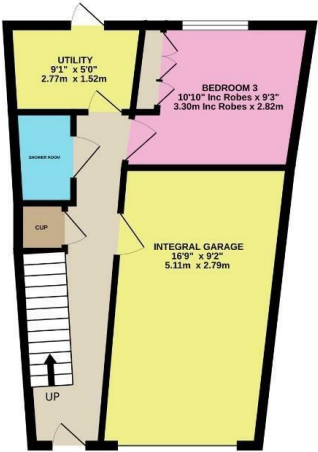
**LOCAL AUTHORITY**  
BMBC

**TENURE**  
Leasehold

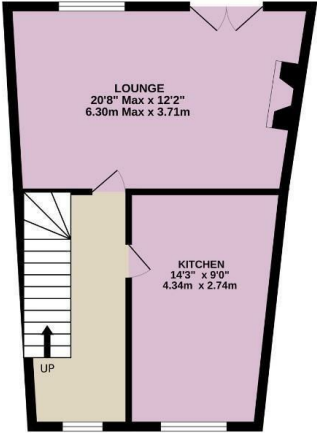
**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

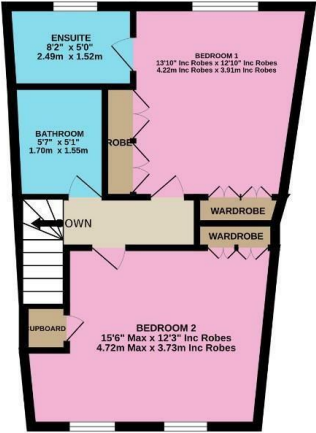
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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