



The
Pennine
Property
Group

OFFERS IN THE REGION OF

£350,000

Royd Lane

Millhouse Green, S36 9NY

PROPERTY SUMMARY

Set in a peaceful and highly desirable position, this immaculate detached three bedroomed home offers a rare combination of modern living, countryside surroundings and individuality, being one of only two bespoke homes built in 2011.

Finished with tasteful, contemporary styling throughout, the property has been thoughtfully improved to create a stylish and welcoming home. The renovated kitchen stands out as a real highlight, offering a modern and practical space that sits at the heart of the home, perfectly suited to everyday living and entertaining alike.

Further flexibility is provided by a superb additional reception space, created from a former garage conversion, offering an ideal dining area, family room or work-from-home space, with the benefit of a useful utility area to the rear.

Outside, with private parking for one vehicle, along with convenient additional on-street parking close by. Enjoying private and beautifully formed small rear garden, thoughtfully designed with both patio and decking areas, creating an inviting outdoor space that is perfect for relaxing, entertaining or enjoying the surrounding peace and quiet.

Having immediate access to open countryside, with scenic walks and green space right on the doorstep — ideal for those who enjoy an active outdoor lifestyle or simply a quieter, more relaxed setting.

The property is also well placed for families, with highly regarded local schools within easy reach, while excellent commuting links make it a practical choice for those

3



2



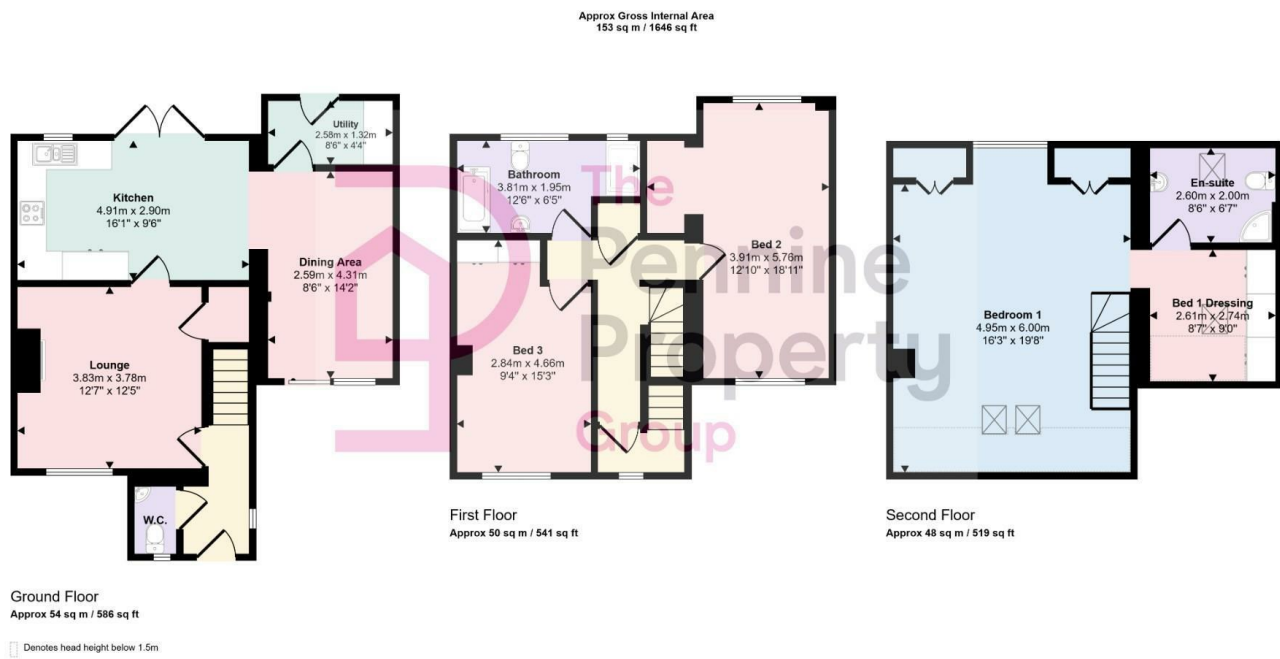
2











This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY
BMBC

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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

OFFICE ADDRESS
12 St Marys Street
Penistone
Sheffield
South Yorkshire
S36 6DT

OFFICE DETAILS
01226 766755
info@pennineproperty.co.uk