



The  
Pennine  
Property  
Group

OFFERS OVER

£125,000

Elmroyd Court, Green Road

Penistone, S36 6FG



## PROPERTY SUMMARY

This modern top-floor apartment presents an excellent opportunity for both first-time buyers and savvy investors. With two well-proportioned bedrooms and two bathrooms, this property offers a comfortable and contemporary living space that is sure to appeal to a variety of lifestyles. Offered for sale with no vendor chain.

The spacious layout ensures that the accommodation is both stylish and functional, making it an ideal choice for those seeking a move-in ready home. Additionally, the property benefits from parking for one vehicle, providing convenience in this desirable location.

Having immediate access to the Pennine Trail, a fantastic opportunity for outdoor enthusiasts and those who enjoy scenic walks. Furthermore, the nearby train station offers excellent transport links, making commuting a breeze.

With a gross yield of 6%, this property is not only a wonderful home but also a promising investment opportunity. Whether you are looking to settle down or expand your property portfolio, this apartment in Penistone is a remarkable find that combines modern living with an enviable location. Don't miss the chance to make this delightful apartment your own.

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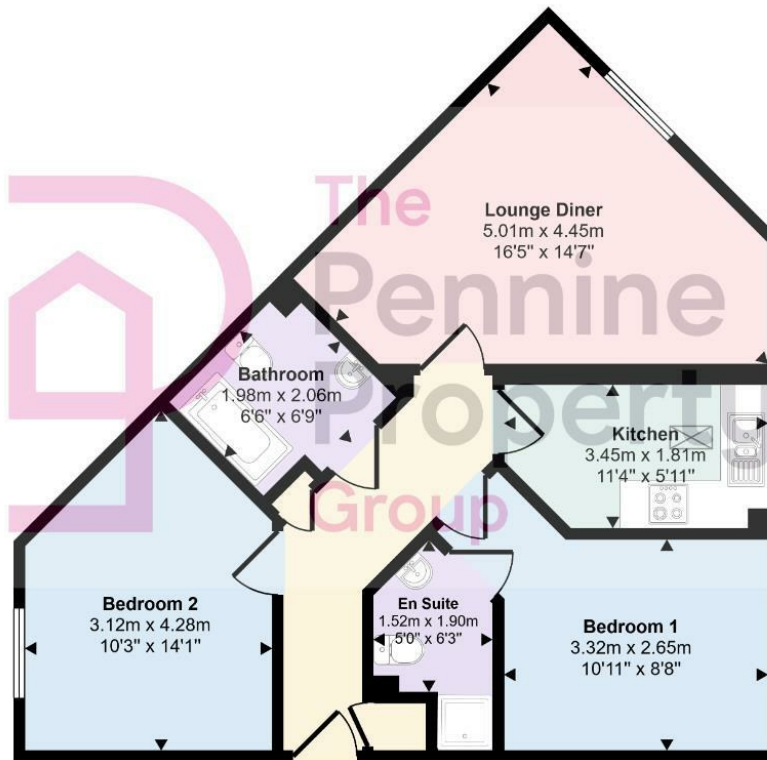








Approx Gross Internal Area  
60 sq m / 648 sq ft



Floorplan

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**

TENURE: Leasehold -155 years from 1st January 2006.

Ground Rent - £260 per annum.

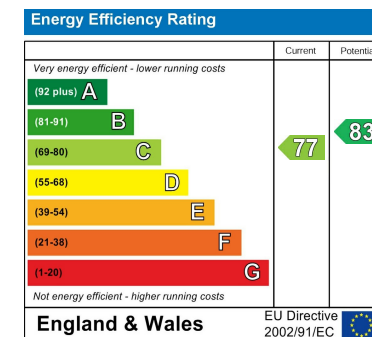
Service Charge - £130 per month.

**COUNCIL TAX BAND**

B

**VIEWINGS**

By prior appointment only



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**

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**OFFICE DETAILS**

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