



Penistone Road, Grenoside, S35

Price Guide £575,000

- NO CHAIN
- SUBSTANTIAL THREE BEDROOM HOUSE
- GATED REAR GARDEN
- GREAT BUSINESS OPPORTUNITY
- SEPARATE HAIR SALON AND BEAUTY ROOMS
- OFF ROAD PARKING
- RESIDENTIAL and/ or COMMERCIAL ROOM HOME
- POOL, SAUNA AND PLUNGE POOL
- VIEWING ESSENTIAL

Penistone Road, Grenoside, S35

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £600,000

****GREAT BUSINESS OPPORTUNITY ** NO CHAIN ** LARGE THREE BEDROOM RESIDENTIAL PROPERTY WITH COMMERCIAL PREMISES INCLUDED IN THE SALE **** The House of Elliot, with it's busy hair and beauty salon and separate building with swimming pool and further beauty rooms, has been a big part of Grenoside Village for many years. This versatile property offers the buyer many options, dependant on requirements. The owner currently rents out the house, salon, beauty rooms and swimming pool individually to bring in an income. The house briefly comprises of: Entrance hallway; Lounge dining room; Kitchen; Utility room; Stairs to first floor; Three spacious bedrooms; Family bathroom; Shower room; Exceptionally large attic/ loft, with the potential to create a separate living accommodation; Hair and beauty salon; Swimming and plunge pools; Staff room, three beauty rooms and a conservatory, all with private access; Off road parking, patio and gardens;



Council Tax Band: C



LOUNGE DINER

This spacious living area has; two ceiling light points set into roses; Coving; Two central heating radiators; Leaded wood effect uPVC double glazed window to the front elevation; Fireplace to the dining area, with a patio door and side windows to the paved seating area;

KITCHEN

Comprising of; Wooden wall, base and drawer units; Marble effect roll top work surfaces; Tiled splash backs; Integrated double oven, four ring gas hob and extractor fan; Sink, drainer and mixer tap; Wall mounted boiler; Central heating radiator; Space for under unit appliances; ceiling light point; Wood effect uPVC double glazed windows to the side and rear elevations; Door to utility room; Ceiling light point;

UTILITY ROOM

This spacious two part utility room has; Door access from the kitchen and also from outside; Ceiling strip lights; uPVC double glazed windows to the rear and side elevations; Solid door to under stairs storage area;

STAIRS TO FIRST FLOOR

From the first flight of stairs a uPVC double glazed door opens onto a balcony seating area, A short of stairs then lead up to the landing;

BALCONY

With space for bistro table and chairs, the space has iron balustrades and views over the garden;

BEDROOM ONE

The spacious master bedroom has; Fitted wardrobe storage to one wall; Leaded wood effect uPVC window to the front elevation; Coving; Ceiling light point; Central heating radiator; Central heating radiator; Carpet flooring;

BEDROOM TWO

Bedroom two has; Solid door to built in storage; Wood effect uPVC double glazed window to the rear elevation; Ceiling light point; Central heating radiator; Carpet flooring;

BEDROOM THREE

Double bedroom three has; Built in wardrobe storage, which includes a vanity wash basin; Concealed door opening to the garage roof space, which is boarded and carpeted; Ceiling light point; central heating radiator; Leaded uPVC double glazed window to the front elevation;

FAMILY BATHROOM

Comprising of; Free standing bath; WC; Wash basin; Vinyl flooring; Obscure double glazed uPVC window to the rear elevation; Central heating radiator; Ceiling light point;

SHOWER ROOM

The separate shower room has; Corner shower enclosure with wall mounted shower and curved screen doors; Corner wash basin; WC; Coving; Ceiling light point; Vinyl tiled flooring; Two obscure double glazed uPVC windows to the side elevation;

FIRST FLOOR LANDING

Having; Carpet flooring; Roof space access; Dado rails; Mirrored cupboard storage; Central heating radiator; Ceiling light point; Solid doors to the three bedrooms, bathroom and shower room;

FRONT DRIVE AND GARDEN

The block paved drive provides off road client parking for several vehicles and has; Steps with wall and iron fencing lead to the front entrance door to the main house. A couple of steps then lead to the salons entrance door. Double iron gates to the side drive, providing secure off road parking for further vehicles.

REAR GARDEN

The rear of the property has areas of seating, both for private and client use. An enclosed patio seating area opens from the dining area of the house and has a pond, waterfall and mature planting. A central raised patio space is an ideal area for spa clients to unwind after treatments in the Summer months, with a conservatory chill out zone for the rainy days. Access is gained from the rear garden to the pool and beauty rooms beyond.

HOUSE OF ELLIOT

Offering hair, beauty, health and swim school facilities.

HAIR DRESSERS

This split level salon incorporates a side extension to the main property and what was the dining room. This has been blocked off from the house and knocked through to the extension, easily reverted back if required. The hair salon currently has; Full fixtures and fittings to include rotating hair wash basins; Banquette seating, providing customer waiting area; Beauty tables; Reception counter; Coat hanging area; uPVC double glazed windows to the front, side and rear elevations; Air conditioning unit providing hot or cold air; Central heating radiators; Recessed ceiling spotlights; Glazed door to the rear garden with access to the private beauty rooms and pool;

SWIMMING POOL BUILDING

Currently rented out for swimming lessons the pool measures approximately 37' x 13'5".

OFFICE/ RECEPTION

WAITING ROOM

CHANGING ROOM

TOILET

PLUNGE POOL

BEAUTY ROOMS

All having private access doors entered from a rear pathway which leads to the conservatory. Four individual rooms which currently form a double height staff room, with kitchen area, and three beauty rooms. the three beauty rooms all have a wash basin and work area, with one having a shower enclosure.

CONSERVATORY

Which can be used as chill out area following treatments but also providing further workspace for nails or other treatments if needed. With; Tiled floor; High windows to two sides; Ceiling light points; Wash basin and work top with base unit;

ADDITIONAL INFORMATION

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.

AUCTIONEERS ADDITIONAL COMMENTS

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

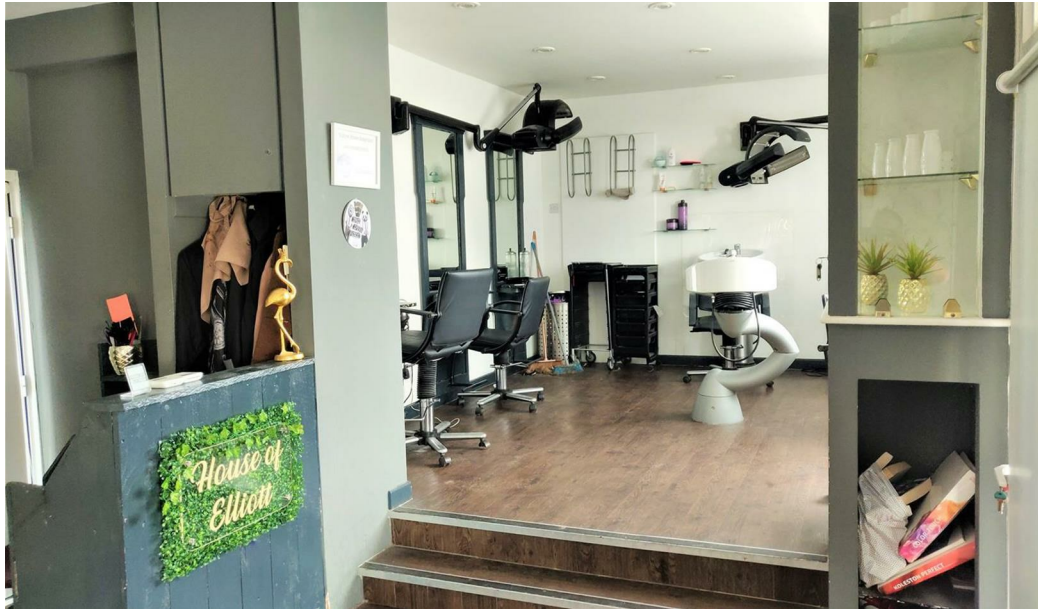
The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





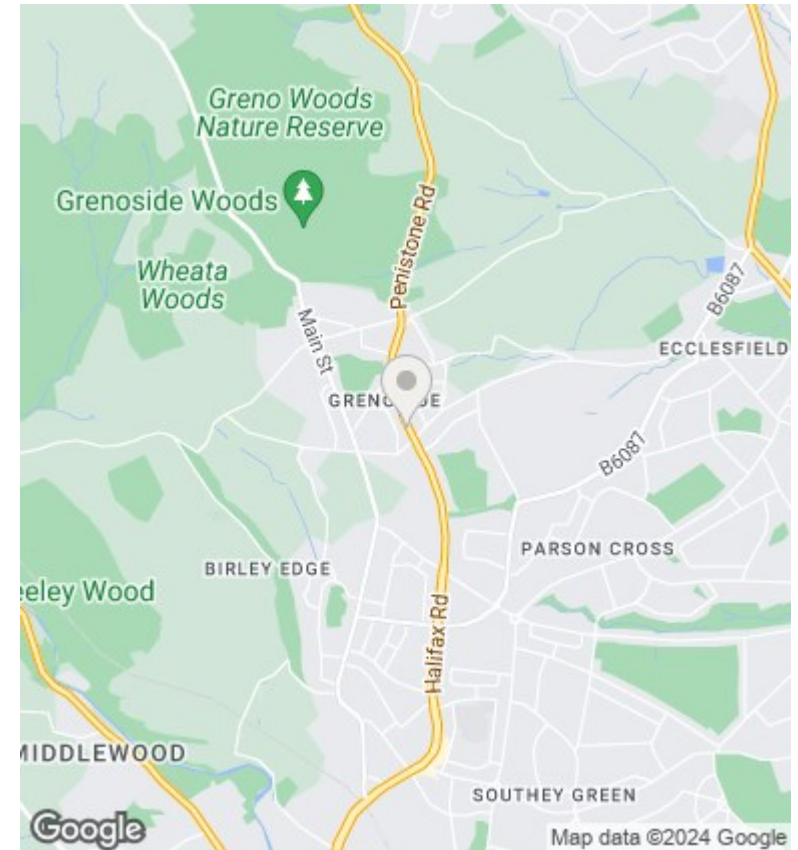
Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 