



**DALESWOOD AVENUE,
BARNSELY**



SIMON BLYTH ARE DELIGHTED TO PRESENT TO THE MARKET THIS DETACHED FAMILY HOME. LOCATED ON THIS QUIET CUL DE SAC WITHIN EASY REACH OF THE M1 MOTORWAY NETWORK AND BARNSELY HOSPITAL. THE PROPERTY OFFERS GOOD SIZED ACCOMMODATION AND IS FINISHED TO A HIGH STANDARD.

The accommodation on offer briefly comprises; entrance porch, hallway, living room, dining room, fantastic dining kitchen, further reception room, study, utility room, downstairs shower room, master bedroom with en- suite shower room and fitted wardrobes, three further double bedrooms and family bathroom. The property enjoys gas central heating, double glazing, driveway, garage, gardens, and detached building at the bottom of the garden which has been fitted out with a bar and has cooking facilities and a wet room (this room would also be ideal as an office).

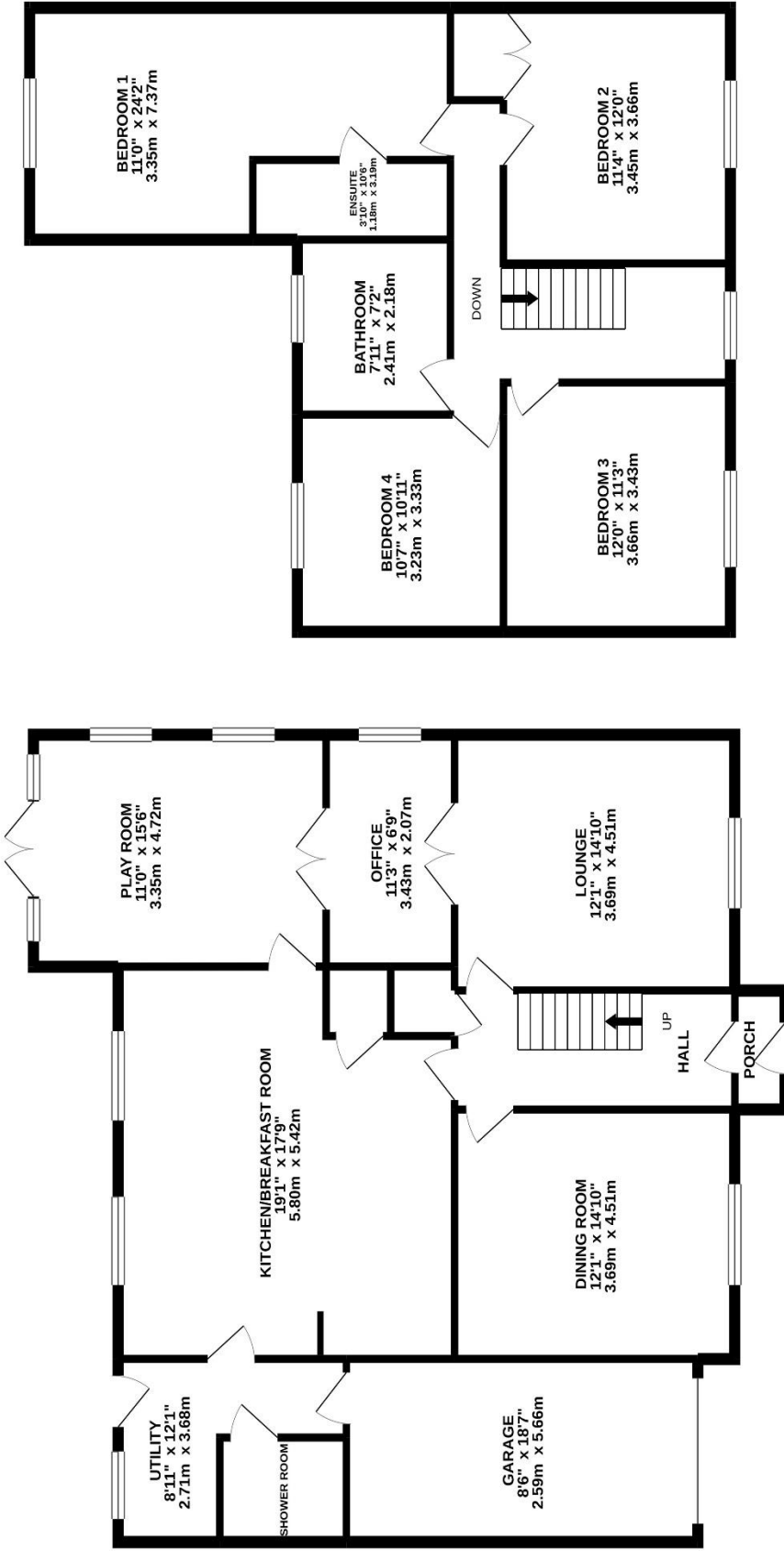
OFFERS AROUND £480,000



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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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OUTBUILDING

FRONT ENTRANCE

A front door opens into the porch which has tiled flooring and a further door leading into the hallway.



HALLWAY

With stairs rising to the first-floor landing, radiator, cupboard, and laminate flooring.



DINING KITCHEN

Measurements: 19'1" x 17'9" (5.80m x 5.42m)

This delightful kitchen is the heart of the home. Having a range of wall and base units with a high gloss finish and in 2019 new quartz worktops were fitted which incorporates a double sink and double drainer. Integrated appliances include dishwasher, steam oven and wall mounted double oven. In the centre of the room there is a central island with base units, work surface incorporating an induction hob and extractor fan above. There are two skylight windows as well as two rear facing double glazed windows which allow in lots of natural light making this a bright room. Also having a radiator, vinyl flooring, and pantry.



DINING ROOM

Measurements: 12'1" x 14'10" (3.69m x 4.51m)

A front facing formal dining room which has laminate flooring, double glazed windows, radiator, and fireplace with wooden surround.



LIVING ROOM

Measurements: 12'1" x 14'10" (3.69m x 4.51m)

This well-presented living room has a front facing double glazed window, laminate flooring, radiator and double doors leading into the study. The focal point of this room is the wood burner.



STUDY

Measurements: 11'3" x 6'9" (3.43m x 2.07m)

The study has a fitted desk and shelving, radiator, laminate flooring, side facing window and double doors into the 2nd reception room.



SECOND RECEPTION ROOM

Measurements: 11'10" x 15'6" (3.3m x 4.72m)

Currently used as a teenager's games room this 2nd reception room has two side facing double glazed windows, radiator, laminate flooring and double-glazed French style doors leading out to the garden.



UTILITY ROOM

Measurements: 8'11" x 12'1" (2.71m x 3.68m)

Having wall and base units with work surface which incorporates a single drainer sink. There is plumbing for an automatic washing machine, space for a tumble dryer, door into garage and access to the garden.



SHOWER ROOM

Having a step-in shower with dual shower head, low flush W.C, vanity wash basin, skylight, heated towel rail, extractor fan and floor to ceiling tiles.



FIRST FLOOR LANDING

Stairs from the hallway rise up to a split landing which has two radiators, front facing double glazed window, ample space to create a office space and access to the loft which houses the boiler.



MASTER BEDROOM

Measurements: 11'0" x 24'2" (3.35m x 7.37m)

A rear facing bedroom which has a radiator and double-glazed windows which look out over the garden. There are built in wardrobes and a side facing double glazed opaque window. Access to the en- suite.



EN- SUITE SHOWER ROOM

Measurements: 3'10" x 10'6" (1.18m x 3.19m)

Having a step-in shower with double shower head and push button control, vanity wash basin, hidden flush W.C, extractor fan, heated towel rail, floor to ceiling tiles, blue lights in skirting boards and a roof light.



BEDROOM TWO

Measurements: 11'4" x 12'0" (3.45m x 3.66m)

A front facing bedroom with built in wardrobe, fitted wardrobes and drawers, radiator, and double-glazed window.



BEDROOM THREE

Measurements: 12'0" x 11'3" (3.66m x 3.43m)

Another double bedroom with front facing double glazed window and a radiator.



BEDROOM FOUR

Measurements: 10'7" x 10'11" (3.22m x 3.32m)

This fourth double bedroom has a radiator and rear facing double glazed window which looks out over the garden.



FAMILY BATHROOM

Measurements: 7'11" x 7'2" (2.41m x 2.18m)

Having a modern suite which comprises; bath, vanity wash basin, hidden flush W.C. and a walk-in shower with double head. There is a heated towel rail and rear facing double glazed opaque window.



GARDEN

To the rear there is an enclosed garden with patio seating area, lawn and a selection of flower beds, plants, shrubs and trees. At the bottom of the garden there is a brick built enclosed bar.







BAR/ POTENTIAL OFFICE

Measurements: 16'6" x 18'11" (5.02m x 5.77m)

Double glazed French style doors open into the bar/ music room. There is a fitted bar, wall and base units with work surfaces incorporating a two-bowl sink and drainer, electric hob, two electric wall heaters, double glazed windows and wet room which has low flush wc, pedestal wash basin, electric shower and double-glazed windows. This room would also be ideal as a home office.





PARKING AND GARAGE

To the front of the house there is a driveway which leads to an attached garage which has an up and over door, power and lighting.



ADDITIONAL INFORMATION

The EPC Rating for this property is D and we are informed by the vendor that this property is freehold.

VIEWING:

For an appointment to view, please contact the Barnsley office on 01226 731730.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES



FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 2:00 pm

Sunday - 11:00 am - 1:00 pm
