



**32 BAMFORD CLOSE
DODWORTH
BARNSELY
S75 3SL**



WITH STUNNING VIEWS OVER THE OPEN COUNTRYSIDE THIS TASTEFULLY DECORATED AND WELL PRESENTED FOUR BEDROOM DETACHED PROPERTY IS NOT ONE TO MISS.

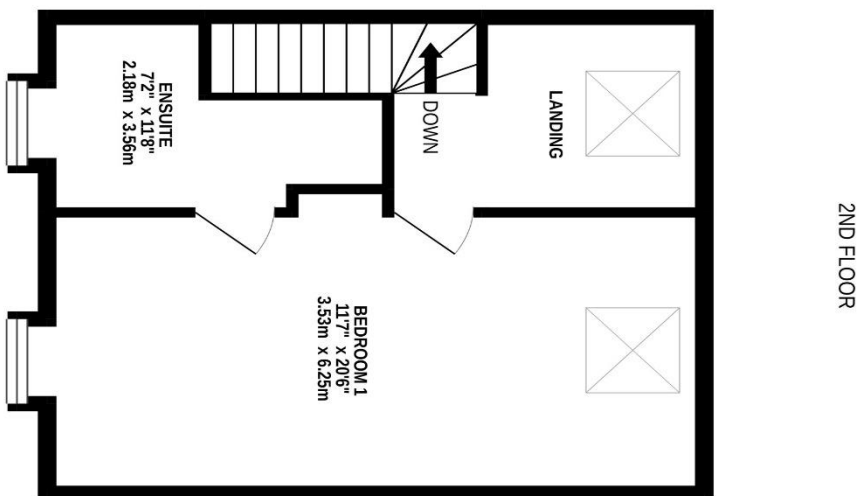
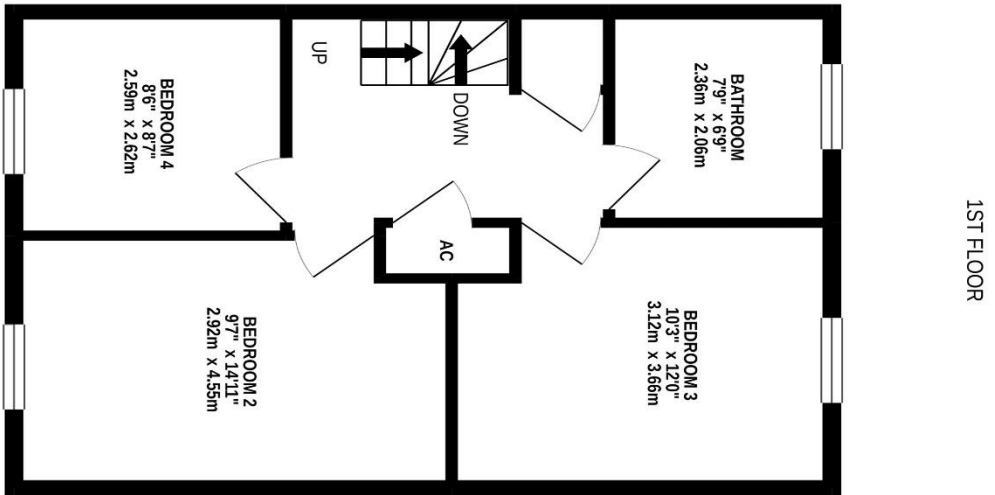
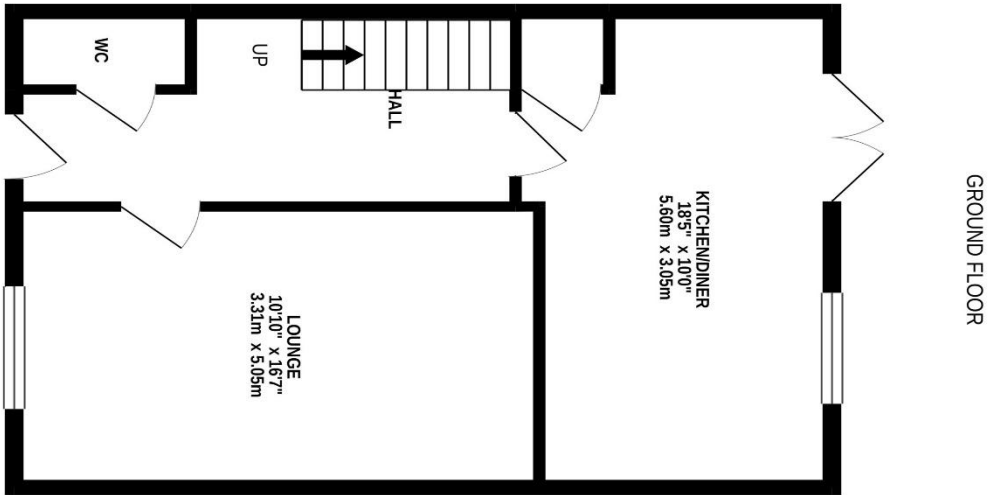
The property has accommodation over three floors and briefly comprises: entrance hallway, W.C/ cloaks, lounge, dining kitchen, first floor, three bedrooms, bathroom and second floor master bedroom with en- suite. Outside are enclosed rear gardens, front garden area, driveway and garage. It benefits from gas central heating and double glazing.

Offers Around: £295,995



16 Regent Street, Barnsley, S70 2HG
Telephone: 01226 731730
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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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ENTRANCE HALLWAY

Having a front facing entrance door, downlights to the ceiling and a central heating radiator.



CLOAKS/ W.C.

Having a low flush W.C, wash hand basin, tiled flooring, extractor fan and a central heating radiator.



LOUNGE

Having a front facing double glazed window, TV ariel point and two central heating radiators.



KITCHEN/ DINER

Having a rear facing double glazed window and rear facing double French doors that open into the garden. With a range of wall and base units with wood effect doors and complimentary work tops with a inset stainless steel sink, induction hob with extractor fan over, electric oven, integrated washing machine, dishwasher, fridge and freezer, tiled flooring, downlights to the ceiling, a storage cupboard and two central heating radiators.





FIRST FLOOR LANDING

Having downlights to the ceiling, a central heating radiator, a storage cupboard that houses a logic central heating boiler.



BEDROOM TWO

Having a front facing double glazed window and a central heating radiator.



BEDROOM THREE

Having a rear facing double glazed window and a central heating radiator.



BEDROOM FOUR

Having a front facing double glazed window and a central heating radiator.



BATHROOM

Having a rear facing opaque double-glazed window with a white three-piece suite which comprises a panelled bath with power shower over, low flush W.C, wash hand basin, extractor fan, downlights to the ceiling, fully tiled and a central heating radiator.



SECOND FLOOR LANDING/ OFFICE SPACE

Having a rear facing Velux style window, a central heating radiator and giving access to the master bedroom 1.



MASTER BEDROOM/ BEDROOM 1

Having a front facing double glazed window with far reaching views and a rear facing Velux style window, with fitted wardrobes, two central heating radiators and access to the loft space.



MASTER EN-SUITE

Having a front facing opaque double-glazed window, a shower cubicle with power shower, low flush W.C, wash hand basin, tiled flooring, downlights to the ceiling, extractor fan and a central heating radiator.



OUTSIDE

To the front of the property is a pebbled easy maintenance garden area, a wall mounted pedestrian courtesy light. A driveway which provides off road parking for several vehicles leading to the detached garage. The enclosed rear garden has an Indian stone paved patio area, beyond which is a lawn and then a decked patio area. There is a further gated side pathway.







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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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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
