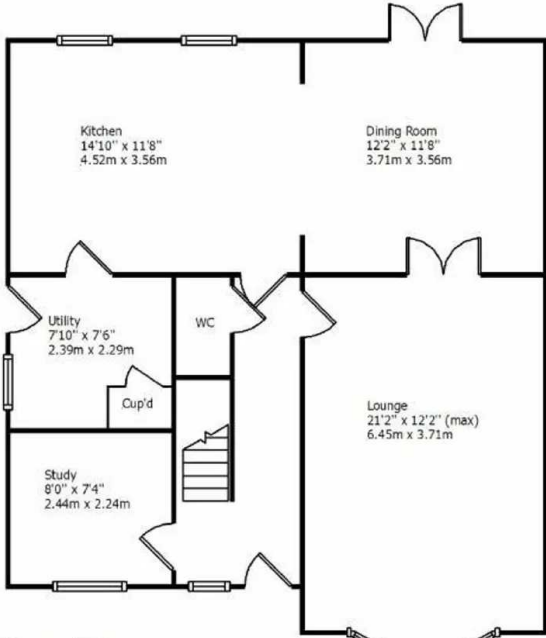




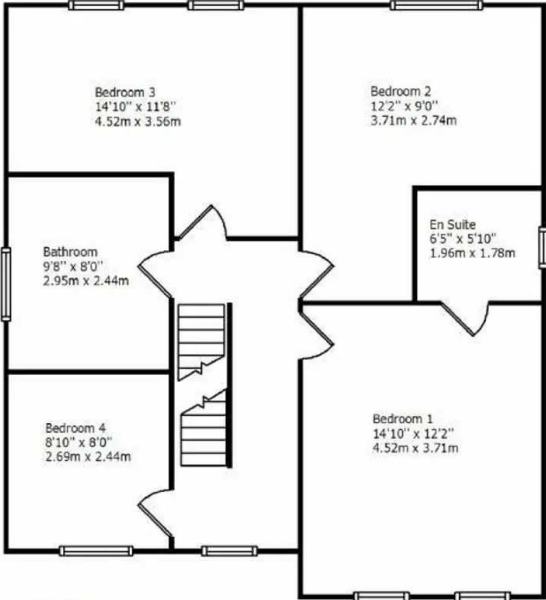
1 Frickley Bridge Lane, Brierley
Barnsley

Offers Over **£450,000**

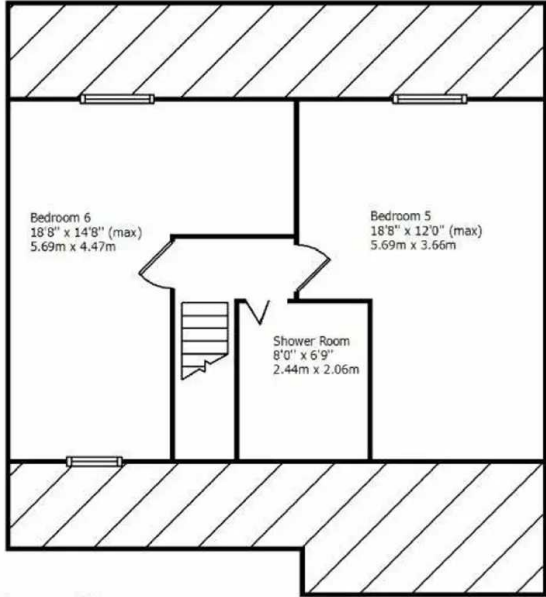
Frickley Bridge Lane
Brierley



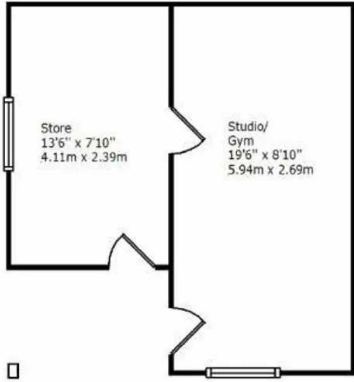
Ground Floor



First Floor



Second Floor





Frickley, Bridge Lane

Brierley, Barnsley

A BEAUTIFULLY PRESENTED AND SUBSTANTIAL SIX BEDROOMED DETACHED FAMILY HOME OFFERING A WEALTH OF VERSATILE LIVING ACCOMMODATION IN THIS HIGHLY COMMUTABLE AREA WITH EASE OF ACCESS TO BARNSELY, WAKEFIELD AND FURTHER AFIELD. FINISHED TO A SUPERB STANDARD THROUGHOUT AND OFFERING FANTASTIC DIMENSIONS THROUGHOUT THE PROPERTY MUST BE VIEWED TO FULLY APPRECIATE THE QUALITY, FINISH AND THE SQUARE FOOTAGE ON OFFER.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- THREE STOREY DETACHED PROPERTY
- BEAUTIFULLY PRESENTED
- SIX BEDROOMS
- SUPERB STANDARD THROUGHOUT
- VERSATILE LIVING ACCOMMODATION
- RECENTLY FITTED KITCHEN AND BATHROOMS
- IMPRESSIVE FAR REACHING VIEWS
- HIGHLY COMMUTABLE AREA





ENTRANCE HALLWAY

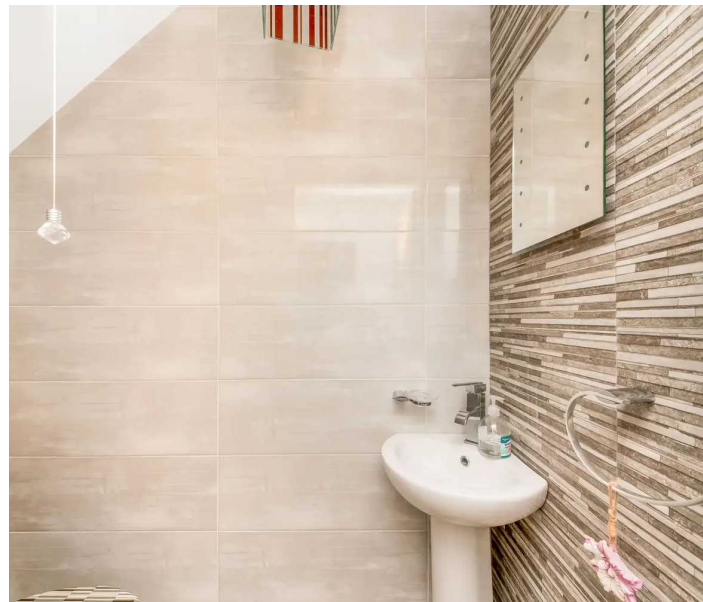
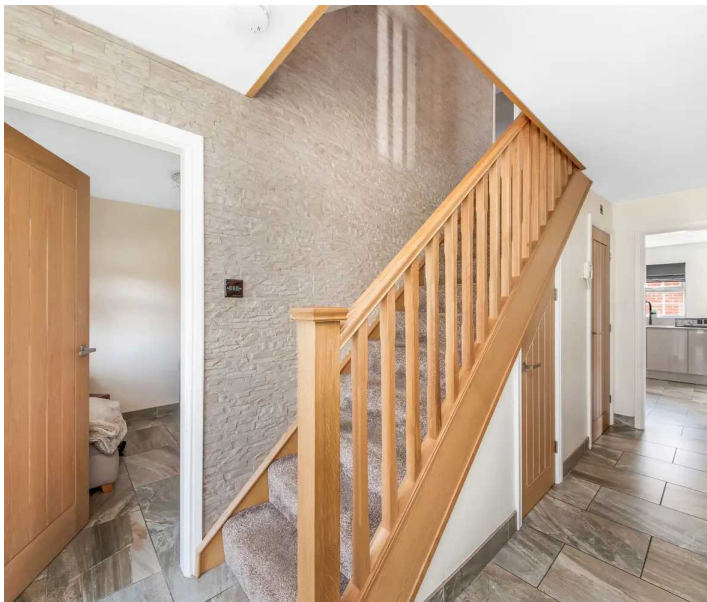
Entrance gained via composite and obscure glazed door with matching obscure glazed side panel into entrance hallway. A generous entrance hallway with ceiling light, central heating radiator, tiled floor, part tiling to wall, staircase with oak balustrade and storage cupboard underneath. Here we gain entrance to the following rooms.

DOWNSTAIRS W.C

Comprising a two-piece white suite in the form of; close coupled W.C and pedestal basin with chrome mixer tap over. There is a ceiling light, extractor fan and tiling to walls and floor.

DINING KITCHEN

A fabulous open plan space having been significantly upgraded by the current vendor and offering a range of contemporary fixtures and fittings with a continuation of the tiled flooring from the entrance hallway. The kitchen itself has a range of base and larder units in a high gloss with solid worktops and matching upstands. There are integrated appliances in the form of; Zanussi twin ovens and microwave, four burner induction hob with extractor fan over, integrated dishwasher and composite sink with mixer tap over. The room is lit by inset ceiling spotlights and pendant light over dining space which has ample room for a dining table and chairs and has a central heating radiator. Natural light is gained via two separate uPVC double glazed windows to rear and twin French doors giving access out.



LIVING ROOM

Accessed via a door from the entrance hallway or via twin French timber and glazed doors from the dining kitchen. This excellently proportioned principal reception space has natural light gained via three double glazed windows to front. There is a ceiling light, two central heating radiators, part tiling to walls and a continuation of the tiled flooring.

STUDY / SNUG

A further versatile reception space, access of the entrance hallway and is ideal as a home office. There is a ceiling light, central heating radiator, continuation of the tiled flooring and uPVC double glazed window to front.

FIRST FLOOR LANDING

From the entrance hallway a staircase rises and turns to first floor landing with oak spindle balustrade, ceiling light, central heating radiator and uPVC double glazed window to front. Here we gain access to the following rooms.





BEDROOM ONE

A generous double bedroom with ceiling light, central heating radiator and two uPVC double glazed windows to front.

EN-SUITE SHOWER ROOM

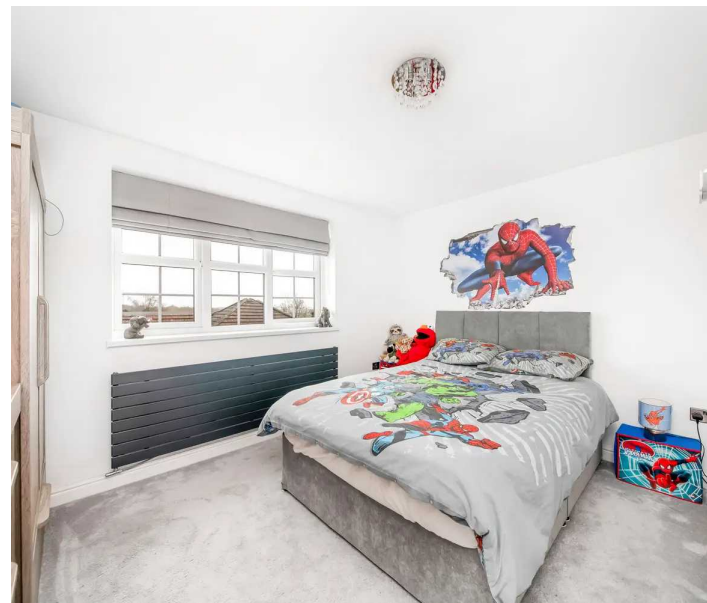
Comprising a three-piece modern white suite in the form of close coupled W.C, pedestal basin with chrome mixer tap over and shower enclosure with mains fed Jet mixer shower within. There is a ceiling light, full tiling to walls and floor, chrome towel rail / radiator and obscure uPVC double glazed window to side.

BEDROOM TWO

A further double bedroom with ceiling light, central heating radiator and uPVC double glazed window to rear.

BEDROOM THREE

A double bedroom currently used as a games room with ceiling light, central heating radiator and two uPVC double glazed windows to rear.



FAMILY BATHROOM

A quality family bathroom boasting a four-piece modern white suite in the form of close coupled W.C, basin sat within vanity unit with chrome mixer tap over, free standing bath with chrome mixer taps and shower attachment and a walk-in shower with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, full tiling to walls and floor, central heating radiator and obscure uPVC double glazed window to side.

BEDROOM SIX

A single bedroom with fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed window to front.

SECOND FLOOR LANDING

From the first floor landing a staircase rises to the second-floor landing with ceiling light and access to the following rooms.

BEDROOM FOUR

An excellently proportioned double bedroom with ceiling light, central heating radiator and Dorma window enjoying far-reaching views over neighbouring fields.



BEDROOM FIVE

A further double bedroom with natural light via uPVC Dorma windows to front and rear. There is a ceiling light, central heating radiator and enjoys particularly pleasant view to the rear.

SHOWER ROOM

Comprising of close coupled W.C and shower enclosure with mains fed mixer shower within. There is a wall light, full tiling to walls and floor and chrome towel rail / radiator.

OUTSIDE

To the front of the home is a lawned garden space with central tree with perimeter walling. There are two separate driveways one to each side of the home to the left of the front is a blocked paved driveway for one vehicle. A composite gate then opens to the side of the property where there is space for the bins with a further gate then leading to the rear garden. To the other side of the home is a further blocked paved driveway, beyond which, twin composite remote control operated gates open onto a further blocked paved area providing additional secure off-street parking for at least another two vehicles. To the rear is a flagged patio area beyond which composite gates there is access to artificial lawned space. Please note this fence could possibly be moved to create further off-street parking on the artificial grass space.

GYM / OUTBUILDING

Having previously been a detached garage this has been converted to create a superb outbuilding. Currently used as a gym, this also offers an ideal work from home office or indeed potential for an annexed accommodation given necessary consents. The gym has power, lighting and uPVC double glazed window and two separate entrances. This offers a high degree of versatility for a multitude of uses.





ADDITIONAL INFORMATION

The EPC is a TBC and the council tax band is E, and we are informed by the vendor that the 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

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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 TIMES OPEN 7 DAYS A WEEK

Monday to Friday – 8:45 am to 5:30pm

Saturday – 9:00 am – 2:00pm

Sunday – 11:00 am – 1:00pm



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