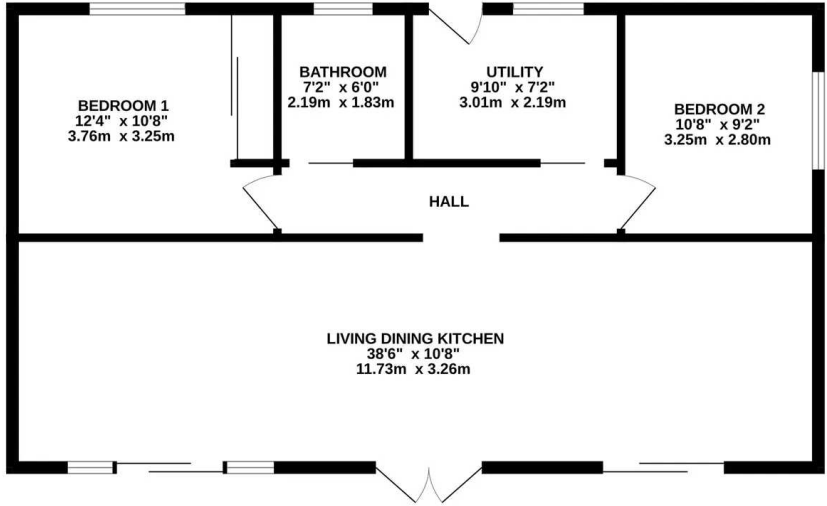


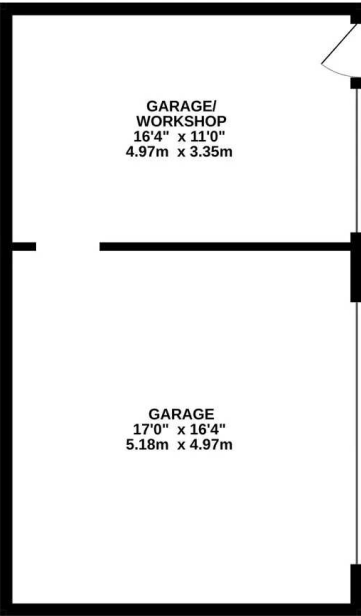


Hillrise Warren Lane, Staincross
Barnsley

In Excess of **£425,000**



GARAGE



WARREN LANE

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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Hillrise Warren Lane

Staincross, Barnsley

A TRULY INDIVIDUAL TWO BEDROOM DETACHED TRUE BUNGALOW ENJOYING THIS FABULOUS POSITION TUCKED AWAY FROM THE ROAD AND ENJOYING FABULOUS ELEVATED FAR-REACHING VIEWS TO THE FRONT. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN THE HOME ENJOYS IMPRESSIVE MODERN INTERNAL FITTINGS ON ONE LEVEL AND SITS IN A GENEROUS PLOT WITH LAWNED GARDENS TO THE REAR AND EXTENSIVE ENCLOSED PARKING AREA TO THE FRONT WITH ACCESS TO TRIPLE GARAGING.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- TWO BEDROOM DETACHED BUNGALOW
- TRULY INDIVIDUAL PROPERTY
- NO UPPER VENDOR CHAIN
- FAR REACHING VIEWS
- FABULOUS POSITION
- MODERN FITTINGS
- TRIPLE GARAGING





ENTRANCE

Entrance gained via sliding uPVC double glazed doors with matching side panels into living dining kitchen.

LIVING DINING KITCHEN

38' 6" x 10' 8" (11.73m x 3.26m)

A superb open plan space with a contemporary feel and incorporating breakfast kitchen, dining space and lounge areas. Enjoying a high degree of natural light via the forementioned sliding doors, an additional set of sliding uPVC doors and twin French doors in uPVC all giving access to the balcony at the front of the property with fabulous views beyond.

The kitchen itself has a range of wall, base and larder units in a high gloss white and wood effect with contrasting quartz and wood block worktops with matching upstands and glass splashbacks, complimented by a wood effect laminate flooring and underfloor heating. There are integrated appliances in the form of AEG electric oven and grill, five burner AEG gas hob with extractor fan over, integrated fridge freezer and integrated dishwasher. There is a one and a half bowl stainless steel sink with chrome Franke mixer tap over and the central island also provides breakfast bar seating space. The kitchen area is light by inset ceiling spotlights and flows through to dining / living area.



With ample room for dining table and chairs and lounge furniture there is an additional ceiling light, continuation of the wood effect laminate flooring and three vertical radiators.

INNER HALLWAY

An archway leads through to inner hallway with inset ceiling spotlights and access to loft via a hatch with drop down ladder, here we gain entrance to the following rooms.

UTILITY

9' 11" x 7' 2" (3.01m x 2.19m)

Accessed via sliding frosted glass door the utility has a range of wall and base units in a white shaker style with quartz worktops and matching upstands and a wood effect laminate flooring. There is plumbing for a washing machine, integrated fridge freezer, twin ceramic Belfast style sink with chrome mixer tap over. There is ceiling light, uPVC double glazed window to rear, chrome towel rail/radiator and timber and obscure glazed door giving access to rear garden.





BEDROOM ONE

Double bedroom with fitted wardrobes, ceiling light, vertical radiator and sliding uPVC double glazed door leading onto the rear garden.

BEDROOM TWO

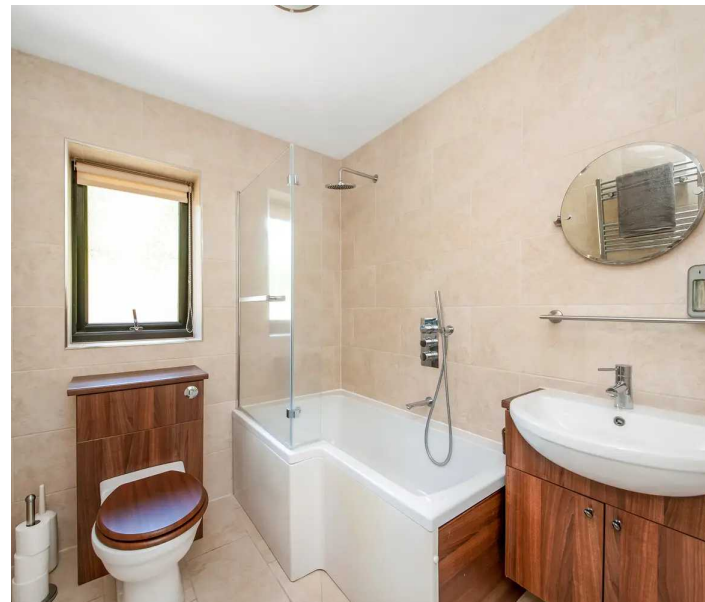
10' 8" x 9' 2" (3.25m x 2.80m)

Further double bedroom with ceiling light, central heating radiator and uPVC double glazed window to the side.

BATHROOM

7' 2" x 6' 0" (2.19m x 1.83m)

Accessed via frosted glass sliding door and has a three-piece white sanitary ware in the form of; close coupled W.C., basin sat within vanity unit with chrome mixer tap over and P shaped shower bath with glazed shower screen with mains fed mixer shower over and separate handheld attachment. We are informed that the bathroom was designed for the use of a wet room if the bath was removed. There is ceiling light, full tiling to walls and floor, chrome towel rail/ radiator and obscure uPVC double glazed window to rear.



OUTSIDE

We revise that the access road to the side of the home is owned by the property and continues up to the timber gates giving vehicle access into the back garden if so desired. Please note there is a right of access for the owner of the field behind for vehicles. To the rear of the home is an extensive lawned garden with perimeter hedging and a variety of mature plants, shrubs and trees, this can be accessed via door from utility or sliding doors from bedroom one. Immediately behind the home there are terraced areas with various shrubs and flagged patio seating area.





ADDITIONAL INFORMATION

The EPC is a C-72 and the council tax band is D, 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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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 TIME 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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