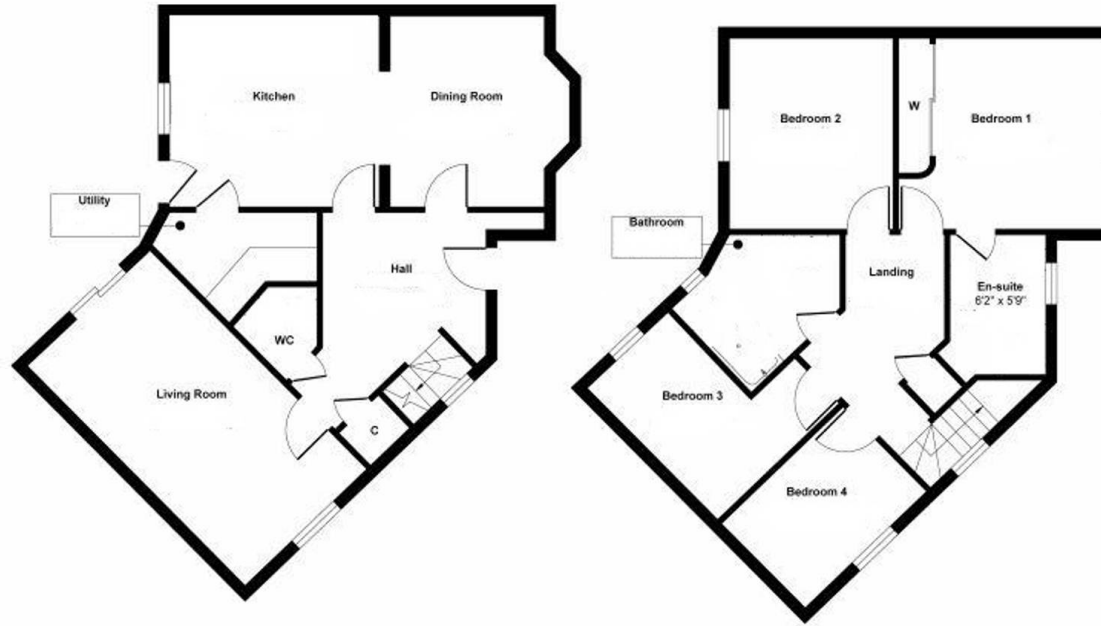




Long Pye Close, Woolley Grange

Barnsley

In Excess of **£310,000**



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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Long Pye Close

Woolley Grange, Barnsley

A WELL-PROPORTIONED FOUR BEDROOMED DETACHED FAMILY HOME OCCUPYING A TUCKED AWAY POSITION IN A QUIET RESIDENTIAL CUL DE SAC ENJOYING OPEN ASPECT OVER ADJOINING FIELD TO REAR WITH FURTHER VIEWS TOWARDS EMLEY MOOR MAST. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN, THE HOME IS VERY WELL SITUATED FOR ACCESS TO BARNESLEY, WAKEFIELD, LEEDS AND BEYOND.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- DETACHED HOUSE
- FOUR BEDROOMS
- UTILITY
- NO CHAIN
- POPULAR AREA
- VIEWS TO REAR
- OFF STREET PARKING
- MOVE STRAIGHT IN



ENTRANCE

Entrance gained via composite and double-glazed door into breakfast kitchen.

BREAKFAST KITCHEN

With space for breakfast table and chairs, the kitchen itself has a range of wall and base units in an oak shaker style with laminate worktops with matching upstands and tiled splashbacks and tiled floor. There is an integrated electric oven with four burner gas hob with stainless steel splashback and chimney style extractor fan over, plumbing for a washing machine and one and a half bowl stainless steel sink with chrome mixer tap over. The room is lit by inset ceiling spotlights, uPVC double glazed window to the front and central heating radiator. Doorway leads through to inner hallway and an archway leads through to dining room.

DINING ROOM

With ample room for table and chairs, this has an archway providing an open plan feel with the breakfast kitchen. There is ceiling light, central heating radiator and bank of three uPVC double glazed windows overlooking adjoining field. Door gives access through to entrance hallway.



UTILITY

Also from kitchen we gain access to utility, with a range of base units in an oak shaker style with laminate worktops space for further appliance and stainless steel sink with chrome mixer tap over. There is a ceiling light and central heating radiator.

INNER HALLWAY

A spacious inner hallway with staircase rising to first floor landing with spindles, there is composite and obscure door giving access out, uPVC double glazed window, central heating radiator and access to cupboard under the stairs. Here we access the following.

DOWNSTAIRS W.C

Comprising a two-piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over, there is ceiling light, extractor fan and central heating radiator.

LOUNGE

A well proportioned principal reception space enjoying natural light from dual aspect via uPVC twin French doors to the front and uPVC double glazed window to the rear overlooking adjoining field. There are two ceiling lights and two central heating radiators.

FIRST FLOOR LANDING

From inner hallway, staircase rises and turns to first floor landing, with ceiling light, central heating radiator, uPVC double glazed window and access to storage cupboard with its own radiator. Here we gain access to the following rooms.

BEDROOM ONE

Double bedroom with built in wardrobes, ceiling light, central heating radiator and uPVC double glazed window enjoying elevated views towards Emley Moor Mast.





EN- SUITE SHOWER ROOM

Comprising a three-piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, part tiling to walls, shaver socket, uPVC double glazed and obscure window and central heating radiator.

BEDROOM TWO

Double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

BEDROOM THREE

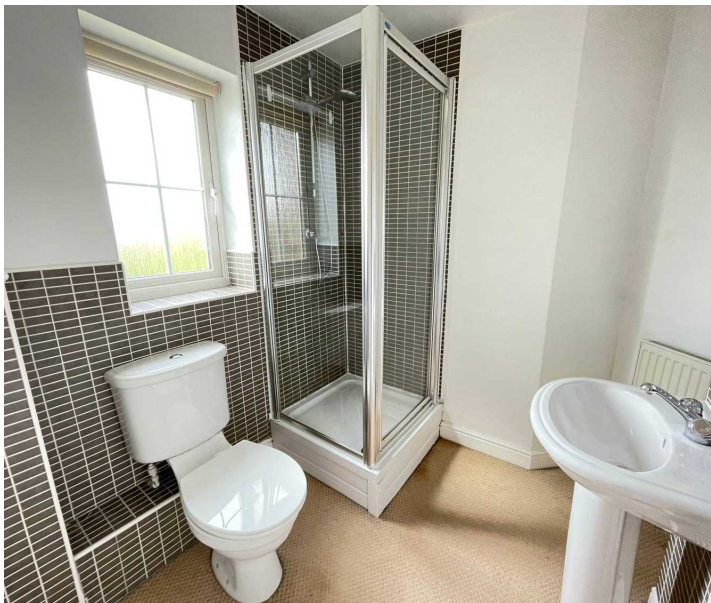
Front facing double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

BEDROOM FOUR

With ceiling light, central heating radiator and uPVC double glazed window enjoying views.

HOUSE BATHROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and bath with chrome mixer tap. There are inset ceiling spotlights, extractor fan, part tiling to walls, central heating radiator and obscure uPVC double glazed window.

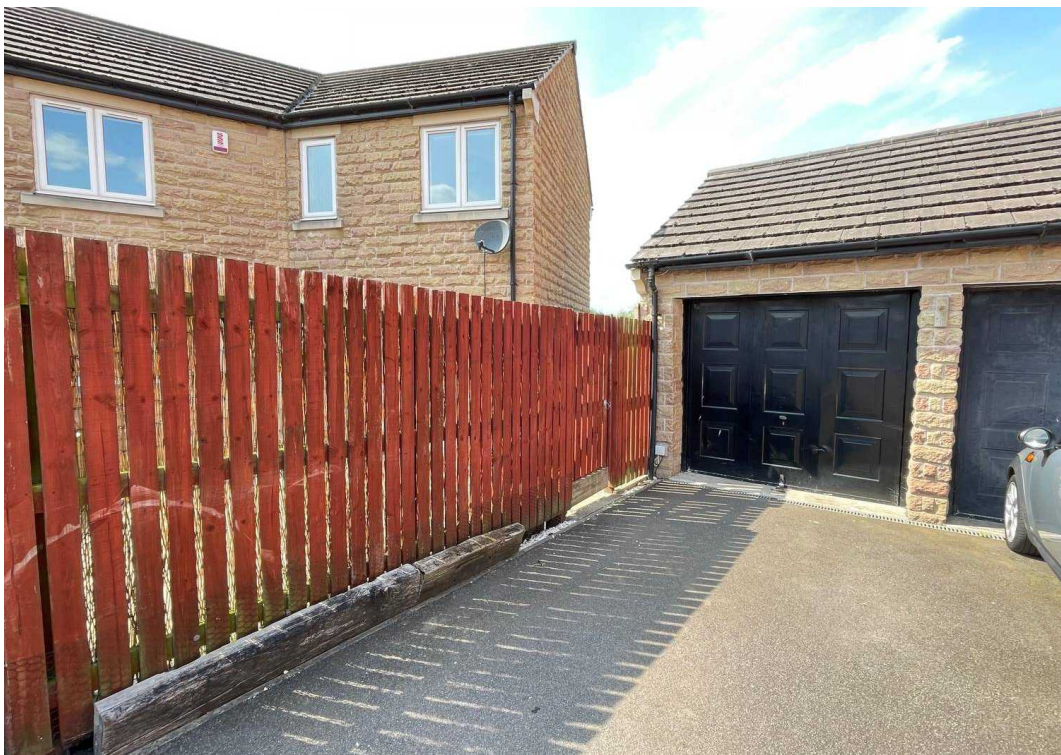






OUTSIDE

There is a tarmac driveway providing off street parking leading to single garage on block which is accessed via up and over door, timber gate opens to the front of the property where there is a low maintenance decked seating area with perimeter fencing and low maintenance gravelled space. Garden area continues behind the garage, there is a fenced lawned area which immediately adjoins a neighbouring field.



ADDITIONAL INFORMATION

The EPC Rating is C-79 and we are informed by the vendor that the property is Leasehold.

TAX BAND

E

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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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

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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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