

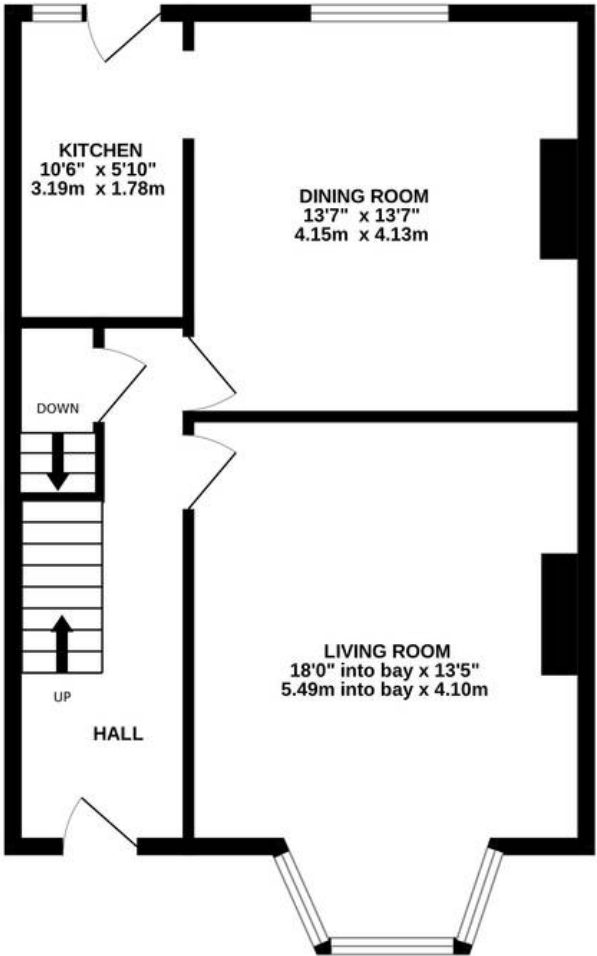


Upper Sheffield Road, Barnsley

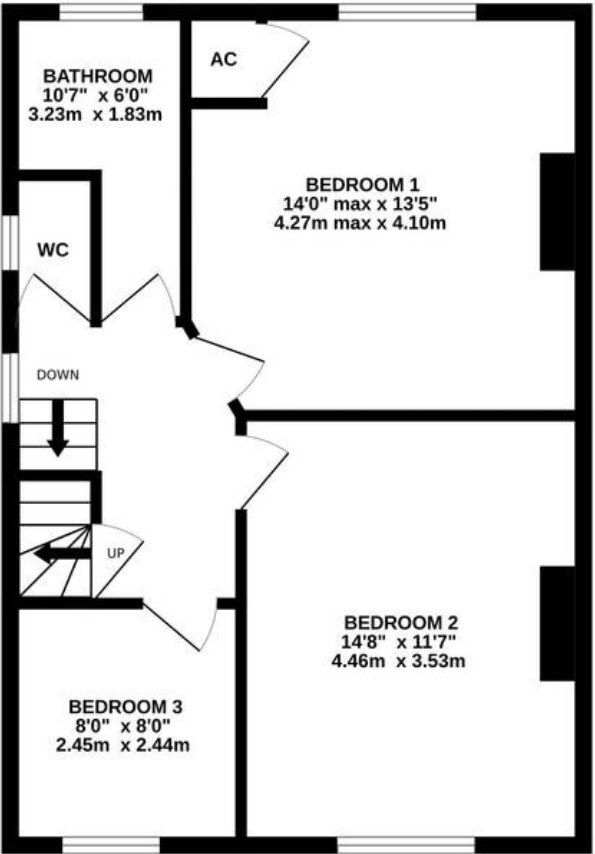
Barnsley

Best & final offers over **£120,000**

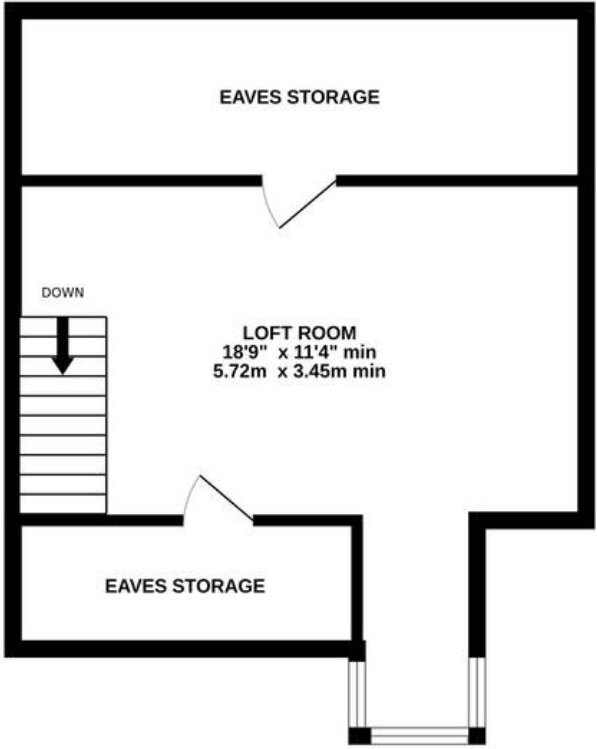
GROUND FLOOR



1ST FLOOR



2ND FLOOR



UPPER SHEFFIELD ROAD

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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Upper Sheffield Road

Barnsley

WE OFFER THIS PROPERTY FOR SALE BY THE BEST AND FINAL OFFERS METHOD. ALL BIDS TO BE SUBMITTED IN WRITING TO OUR BARNSELY OFFICE NO LATER THAN 12 NOON ON FRIDAY 6TH SEPTEMBER. SUBSTANTIAL FOUR BEDROOM STONE FRONTED END TERRACE PROPERTY WITH A WEALTH OF PERIOD FEATURES INCLUDED STONE FLAG FLOORS IN PLACES, WITH INTRICATE COVING AND CEILING ROSES AND OFFERING A WEALTH OF ACCOMMODATION IN A THREE-STORY CONFIGURATION WITH AN ADVANTAGE OF NO UPPER VENDOR CHAIN.

Council Tax band: A

Tenure: Freehold

- NO CHAIN
- OOZING POTENTIAL
- FOUR BEDROOMS
- BEST AND FINAL OFFERS OVER £120,000
- SPACIOUS
- POPULAR AREA
- PERIOD FEATURES INCLUDING STONE FLAG FLOORS





ENTRANCE HALLWAY

Entrance gained via uPVC and obscure glazed door with matching panel over, denoting house number into entrance hallway. A grand entrance hallway with spindle staircase rising to first floor with wood panelling, ceiling light, coving to the ceiling, central heating radiator. A door opens with stairs descending to the cellar providing further storage and offering further scope for conversion given necessary planning and consents. Here we gain access to the following rooms.

LOUNGE

An excellently proportioned principal reception space with uPVC double glazed bay window to the front, the main focal point of the room being an ornate fireplace with gas fire. There is ceiling light with ornate ceiling rose, coving to the ceiling, two central heating radiators, built in cupboard and exposed wooden flooring.

DINING ROOM

With stone flagged floor, there is ceiling light, coving to the ceiling, picture rail, dado rail, central heating radiator and uPVC double glazed window to the rear. an archway then leads through to the kitchen.

KITCHEN

A fitted kitchen with a range of wall and base units in a wood shaker style with laminate worktops, tiled splashbacks and a wood effect laminate flooring. There is integrated electric oven, four burner gas hob with extractor fan over, plumbing for a washing machine, space for further appliance and stainless steel sink with chrome taps over. A uPVC and obscure glazed door gives access to the rear garden, there is also uPVC double glazed window.



FIRST FLOOR LANDING

From entrance hallways staircase rises to first floor landing with spindle balustrade, ceiling light, uPVC double glazed window to the side and here we gain access to the following rooms.

W.C

With low level W.C. and obscure uPVC double glazed window to the side.

BATHROOM

With pedestal basin with chrome taps, bath with chrome taps and shower enclosure. There is ceiling light, central heating radiator with towel rail and obscure uPVC double glazed window to the rear.

BEDROOM ONE

Double bedroom, rear facing with ceiling light, central heating radiator, built in cupboard and uPVC double glazed window to the rear overlooking garden.

BEDROOM TWO

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

BEDROOM THREE

With ceiling light, central heating radiator and uPVC double glazed window to the front.

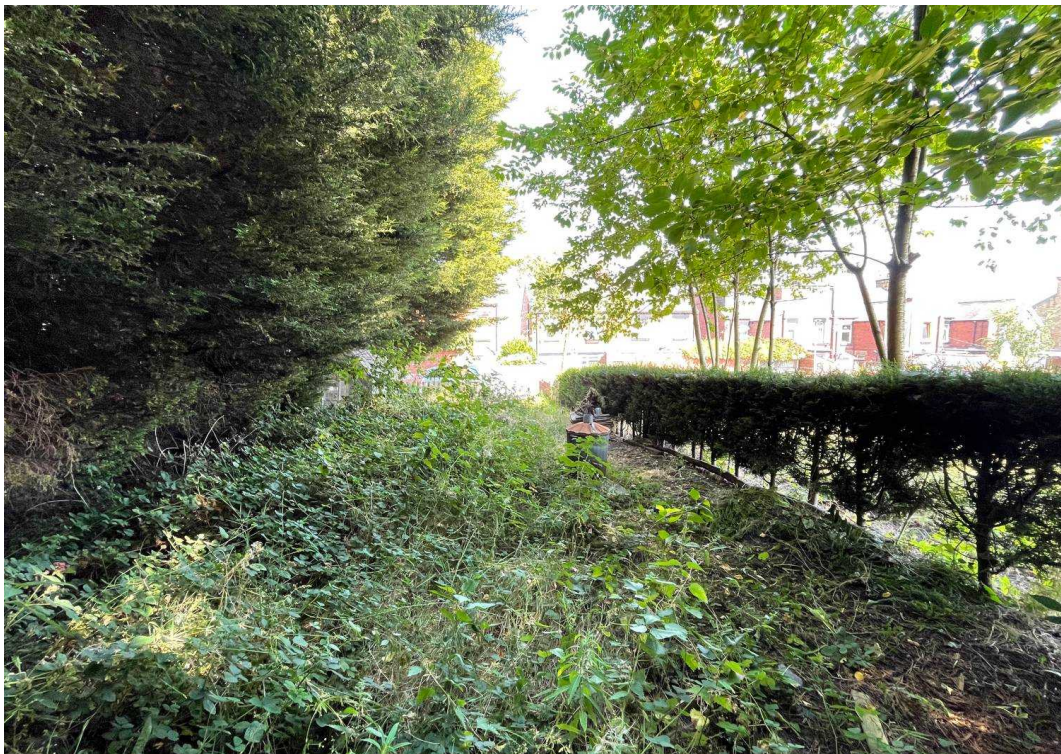
SECOND FLOOR LANDING

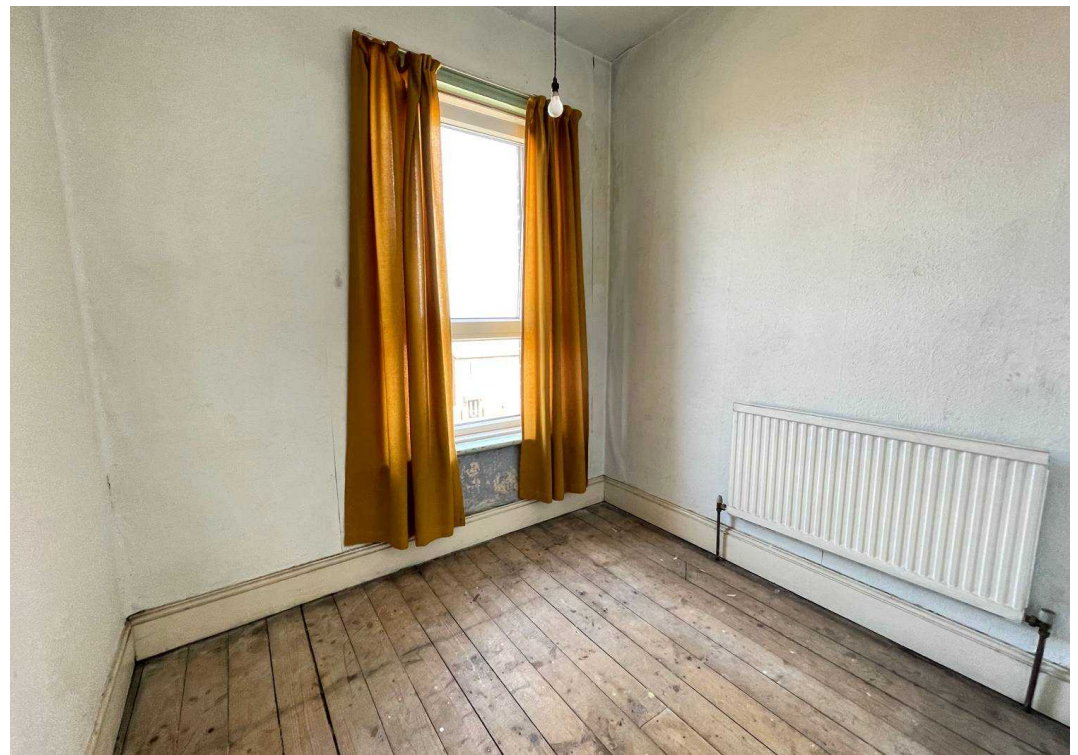
From landing door opens to staircase rising to second floor, where we have bedroom four.

BEDROOM FOUR

Of excellent proportions, with spindle balustrade over the stairs, there is ceiling light, uPVC double glazed Dorma to the front enjoying far reaching views and two separate accesses to under eaves storage.

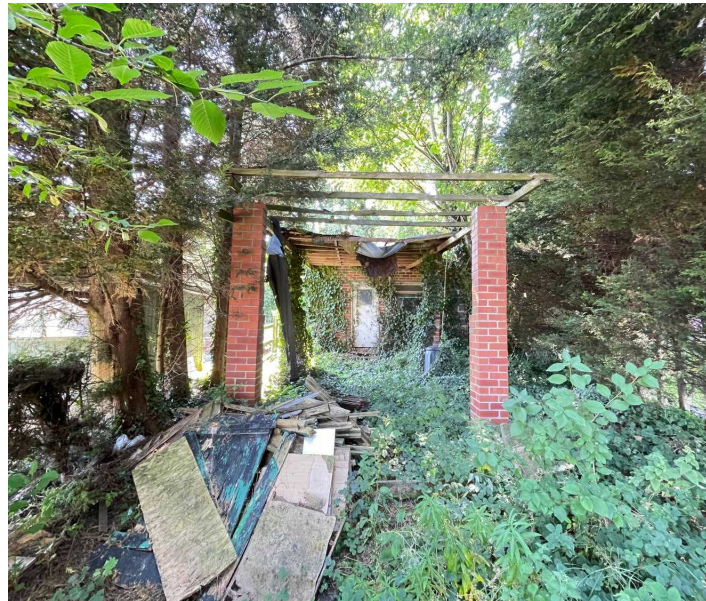






GARDEN

To front there is an iron gate leading onto front garden with stone steps, stone dwarf wall with iron railings, there is flowerbeds containing various plants and shrubs with path leading down the side of the property and in turn reaching to the rear garden. Immediately behind the home there is a concreted seating area with steps then leading up to lawned garden with central stone flagged path giving access to both brick built out buildings, timber gates then leads to access road. Over the access road, there is off street parking to the front of this generous parcel of land, currently overgrown, this leads to the site of a former garage and outbuilding, currently in a state of disrepair, however, offers fabulous potential to reinstate as a driveway which could therefore provide off street parking for numerous vehicles and garaging if so desired and with planning consents approved.



ADDITIONAL INFORMATION

The EPC Rating is TBC and we are informed by the vendor that the property is Freehold.

TAX BAND

A

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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