

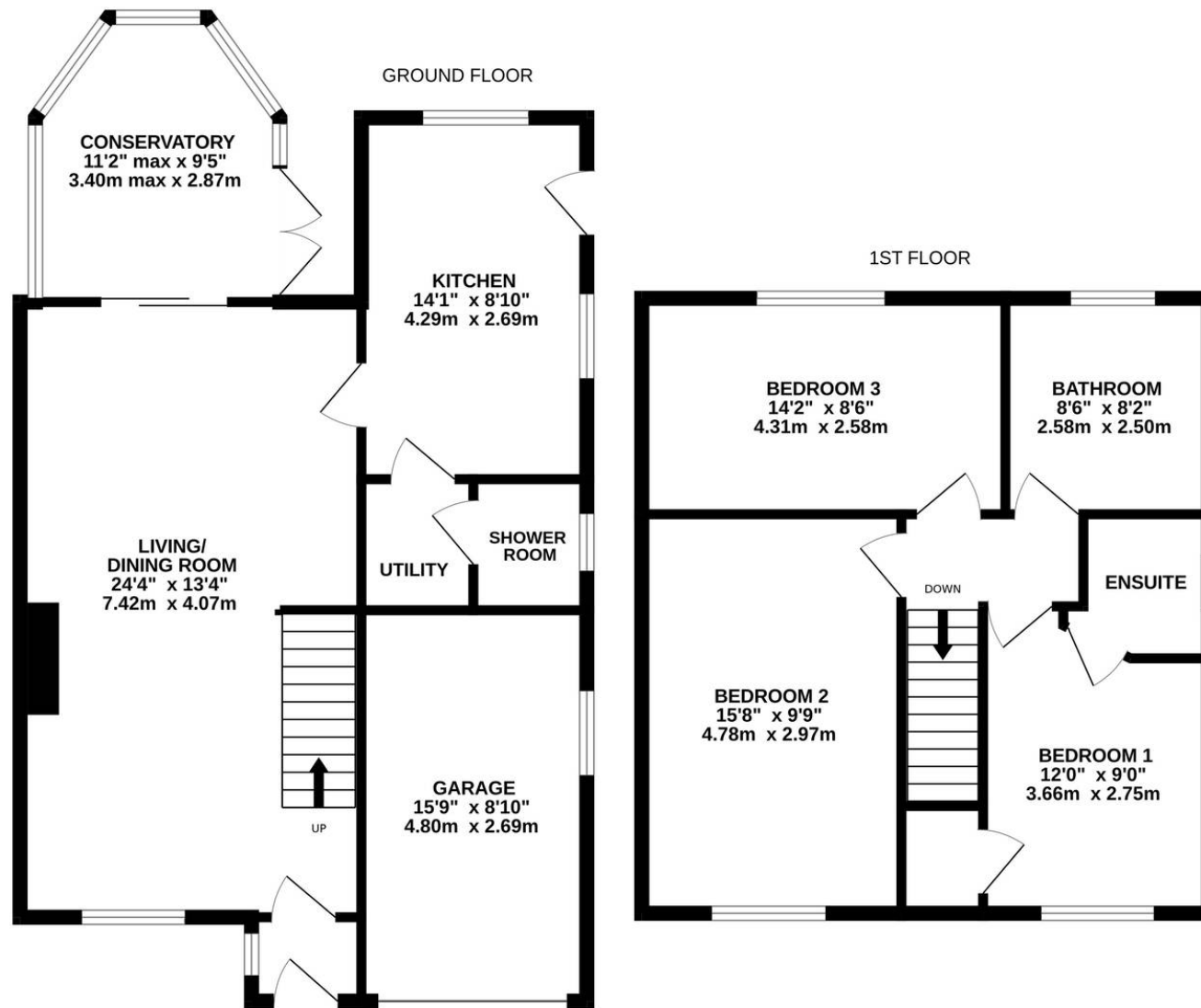
Simon Blyth
ESTATE AGENTS



Wharfedale Road, Barnsley

Barnsley

In Excess of **£350,000**



WHARFEDALE 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.
Made with Metropix ©2024



Wharfedale Road

Pogmoor, Barnsley

A WELL APPOINTED, THREE DOUBLE BEDROOM, DETACHED FAMILY HOME, SITUATED A SHORT DISTANCE FROM BARNSELY HOSPITAL. OCCUPYING A GENEROUS PLOT, WITH SUPERB GARDENS AND OFFERED WITH NO ONWARD CHAIN. THE PROPERTY IS IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND A SHORT DISTANCE FROM AMENITIES.

Council Tax band: D

Tenure: Freehold

- DETACHED HOUSE
- THREE BEDROOMS
- CONSERVATORY
- DOWNSTAIRS SHOWER ROOM
- EN SUITE SHOWER ROOM
- OFF STREET PARKING
- GARAGE
- REAR GARDEN





ENTRANCE PORCH

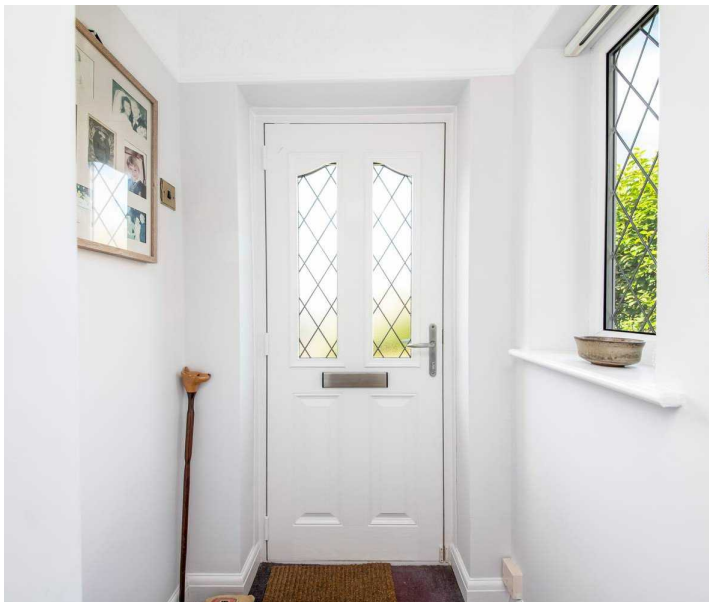
Enter the property through a double glazed composite front door with obscure glazing inserts and leaded detailing into the entrance porch. There is an adjoining double-glazed window with detailing to the side elevation, decorative coving to the ceiling, ornate wall panelling, a ceiling light point and a multi panel door provides access to the fabulous open plan living dining room.

OPEN PLAN LIVING DINING ROOM

As the photography suggests the open plan living dining room enjoys a great deal of natural light which cascades through the dual aspect windows with sliding patio doors to the rear elevation and a double-glazed bay window to the front elevation. The open plan living dining room benefits from oak flooring, decorative coving to the ceiling, ornate wall decorations, two ceiling roses with ceiling lights, central heating radiator and the focal point of the room is the wall mounted live in flame effect gas fireplace. Additionally, the open plan living dining room features a staircase rising to the first floor with wooden banister and spindle balustrade and a multi panel timber door provides access to the kitchen.

KITCHEN

The kitchen features a wide range of fitted wall and base units with high gloss contrasting cupboard fronts and with complimentary work surfaces over which incorporate a one and a half bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is well equipped with built in appliances which include a four-ring gas hob with canopy style cooker hood over, a built in waist level oven, a built in shoulder level microwave combination oven, integrated fridge unit, integral freezer and a built in dishwasher. The kitchen benefits from mosaic tiling in splash areas, under unit lighting and soft closing doors and draws.



KITCHEN

There is inset spotlighting to the ceilings, attractive tiled flooring, a vertical column radiator and a bank of double-glazed windows with leaded detailing to the rear elevation providing pleasant views across the gardens. There are dual aspect windows with a window to the rear and a window to the side both with leaded detailing inserts. Additionally, there is a double glazed external door with obscure glazing inserts and leaded detailing to the side elevation and a multi panel door provides access to the utility through to the downstairs w.c.

UTILITY

The attractive tiled flooring continues through from the kitchen into the utility which has space and provisions for an automatic washing machine there is a wall mounted cupboard with high gloss cover front, inset spotlighting to the ceilings and a multi panel door provides access to the ground floor shower room.

GROUND FLOOR SHOWER ROOM

The shower room features a modern white three-piece suite which comprises of a fixed frame shower cubicle with thermostatic shower, a low-level w.c with push button flush and a circular bowl wash hand basin with chrome mono block mixer tap. There is tiled flooring and tiling to the splash areas, double glazed window with obscure glass and leaded detailing to the side elevation, a chrome long style radiator and there is inset spotlighting to the ceilings.

GARDEN ROOM

The conservatory enjoys pleasant views across the properties well stocked gardens through the banks of double-glazed windows to either side and the rear elevations. There are double glazed French doors to the side elevation providing direct access to the garden, tiled flooring, a wall light point and a vertical column radiator.





LANDING

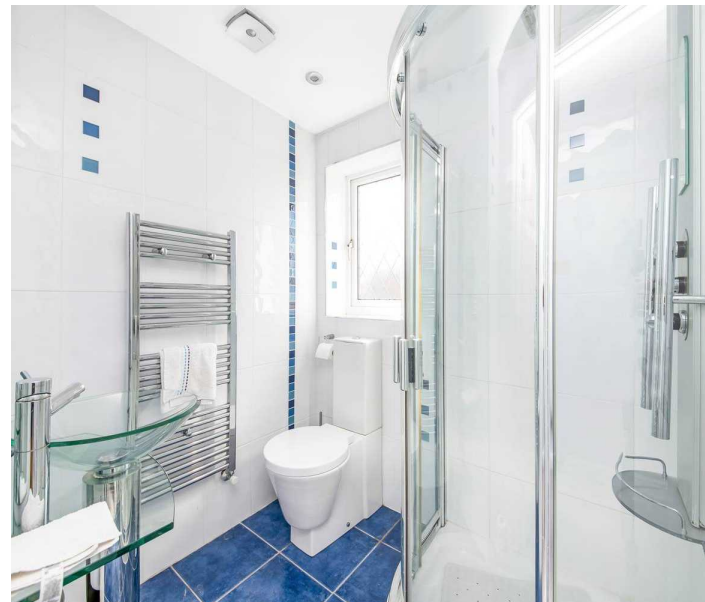
Taking the staircase from the open plan living dining room you reach the first floor landing which features decorative coving to the ceilings, inset spotlighting and multi panel doors provide access to three well proportioned double bedrooms and the house bathroom.

BEDROOM ONE

Bedroom one is a generously proportioned double bedroom and has ample space for free standing furniture, there is a bank of double glazed windows to the front elevation with leaded detailing which provides fantastic open aspect views over rooftops far into the distance. There is decorative coving to the ceilings, a ceiling light point with ornate ceiling rose and a radiator.

BEDROOM TWO

Bedroom two is a double bedroom which has ample space for free standing furniture, there is a bank of double-glazed windows to the front elevation with leaded detailing which provides a pleasant open view over roof tops with a tree line back drop. There is decorative coving to the ceilings, a ceiling light point, radiator and a useful built-in wardrobe over the bulk head for the stairs which has an iron rail and shelving in situ. Bedroom two also benefits from en suite shower room facilities.



BEDROOM THREE

Bedroom three again is a light and aired double bedroom which has ample space for free standing furniture, there is a bank of double-glazed windows to the rear elevation with leaded detailing inserts and the window provides a pleasant view across the properties generously proportioned rear garden, there is decorative coving to the ceilings, a ceiling light point with ornate ceiling rose and a radiator.

HOUSE BATHROOM

The house bathroom features a four-piece suite which comprises of a step-in shower cubicle, panel bath, pedestal wash hand basin and a low level w.c., there is tiled flooring and tiled walls, a tall standing ladder style radiator, ceiling light point and a bank of double glazed windows with obscure glass and leaded detailing to the rear elevation.





FRONT GARDEN

The gardens to the front are laid predominantly to lawn with well stocked flower and shrub beds and there are external lights. The block paving driveway proceeds into pathways leading down either side of the property to two gates which enclose rear gardens. There are part walled and part wrought iron railed boundaries.

REAR GARDEN

Externally to the rear the property benefits from a block paved patio area which is an ideal space for alfresco dining and barbequing. The gardens then extend to a fabulous lawn with mature and well stocked flower, tree and shrub beds, there are external lights, an external tap and an external security light. A paved pathway meanders through the lawn to the bottom of the garden where there is a further blocked paved hard standing with space for a summer house or potentially a garden office, here there is a barbecue area, part hedged and part fenced boundaries.

DRIVEWAY

2 Parking Spaces

Externally to the front the property benefits from a gated block paved driveway providing off street parking and leading to the attached garage





ADDITIONAL INFORMATION COUNCIL

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

TAX BAND

D

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)

COPYRIGHT

Unauthorised reproduction prohibited.

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 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



Simon Blyth Estate Agents

The Business Village, Barnsley Business & Innovation Centre
Innovation Way - S75 1JL

01226 731730

barnsley@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924	01484	01484	01484	01226	01143 216	01226	01977	0113	01422
361631	651878	689689	603399	762400	590	731730	800259	4689331	417000