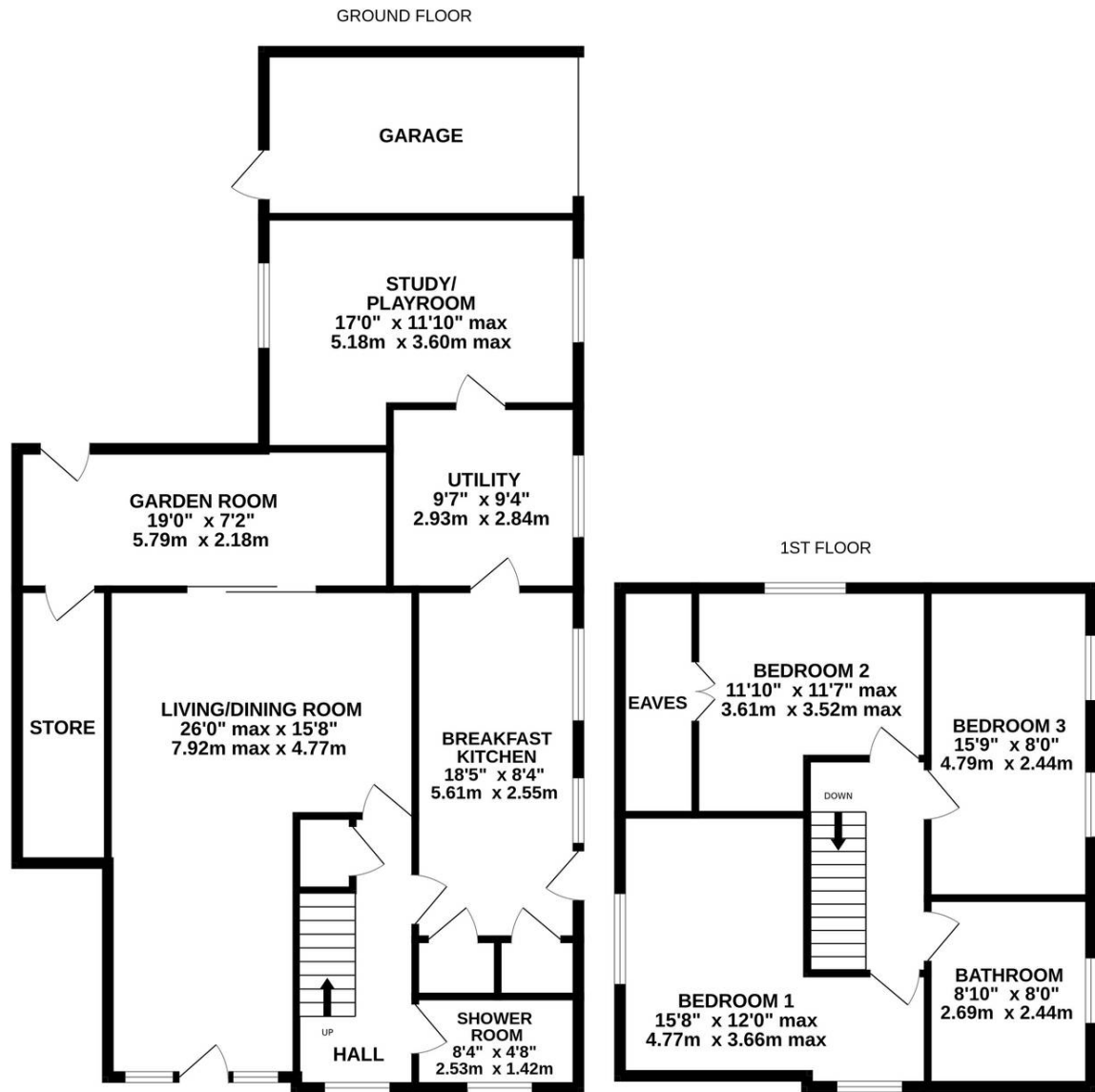




Kingsway, Mapplewell

Barnsley

Price **£325,000**



KINGSWAY

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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Kingsway

Mapplewell, Barnsley

OCCUPYING A GENEROUS PLOT WITH VIEWS OVER FARMERS' FIELDS TO SIDE WE OFFER TO THE MARKET THIS SUBSTANTIAL DETACHED FAMILY HOME OFFERING A WEALTH OF VERSATILE 3 / 4 BEDROOMED ACCOMMODATION IN A TWO-STORY CONFIGURATION.

Council Tax band: C

Tenure: Freehold

- DETACHED HOME
- THREE / FOUR BEDROOMS
- DOWNSTAIRS MODERN SHOWER ROOM
- SUN ROOM
- GARDENS TO THREE SIDES
- CONVERTED GARAGE
- GARAGE
- OFF STREET PARKING





BREAKFAST KITCHEN

Having a range of wall and base units with wood effect laminate worktops and tiled splashbacks. There are integrated appliances in the form of electric oven and grill, four burner gas hob with extractor fan over, plumbing for a dishwasher, space for an under counter fridge and one and half bowl stainless steel sink with chrome mixer tap over. The room has two ceiling strip lights, two uPVC double glazed windows to front and built in bench area for breakfast seating. There are two separate doors opening to storage cupboards one housing the ideal combination boiler and the other the alarm console.

UTILITY

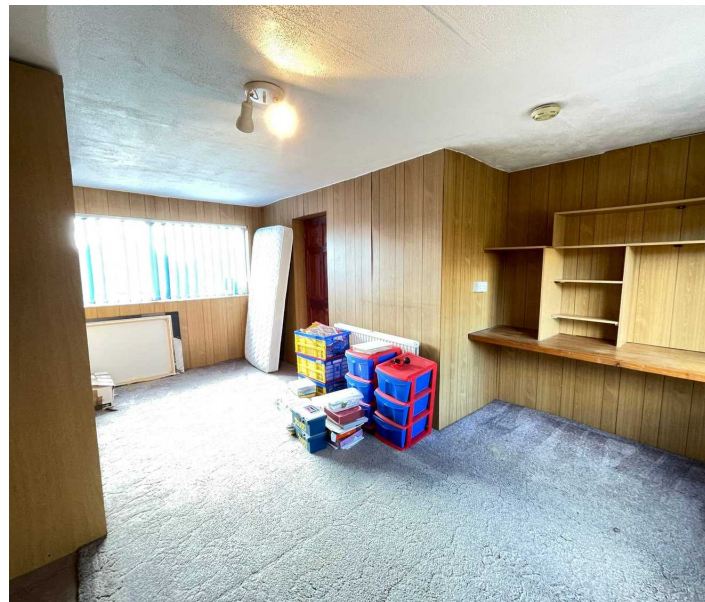
Accessed via the breakfast kitchen the utility has plumbing for a washing machine, wall and base units in a wood effect with laminate worktops, ceiling light, space for numerous appliances and uPVC double glazed window to front. A further door opens through to bedroom four.

BEDROOM FOUR

Having been converted from the former garage this provides downstairs sleep quarters with built in wardrobe, ceiling light, central heating radiator and uPVC double glazed windows to front and rear.

INNER HALLWAY

Access from the breakfast kitchen the inner hallway has a staircase rising to first floor with useful storage cupboard underneath, ceiling light, central heating radiator and uPVC double glazed window. Here we gain entrance to the following rooms.



LIVING DINING ROOM

An excellently proportioned principal reception space in an L shaped configuration having ample room for dining and living furniture with the main focal point being a gas fire sat with stone surround. There are two ceiling lights, two central heating radiators and full-length windows and uPVC double glazed door giving access through to the garden. The room also benefits from a built-in bar with stone surround and wooden tops and own light box. From here sliding aluminium and double-glazed doors open through to the sun room.

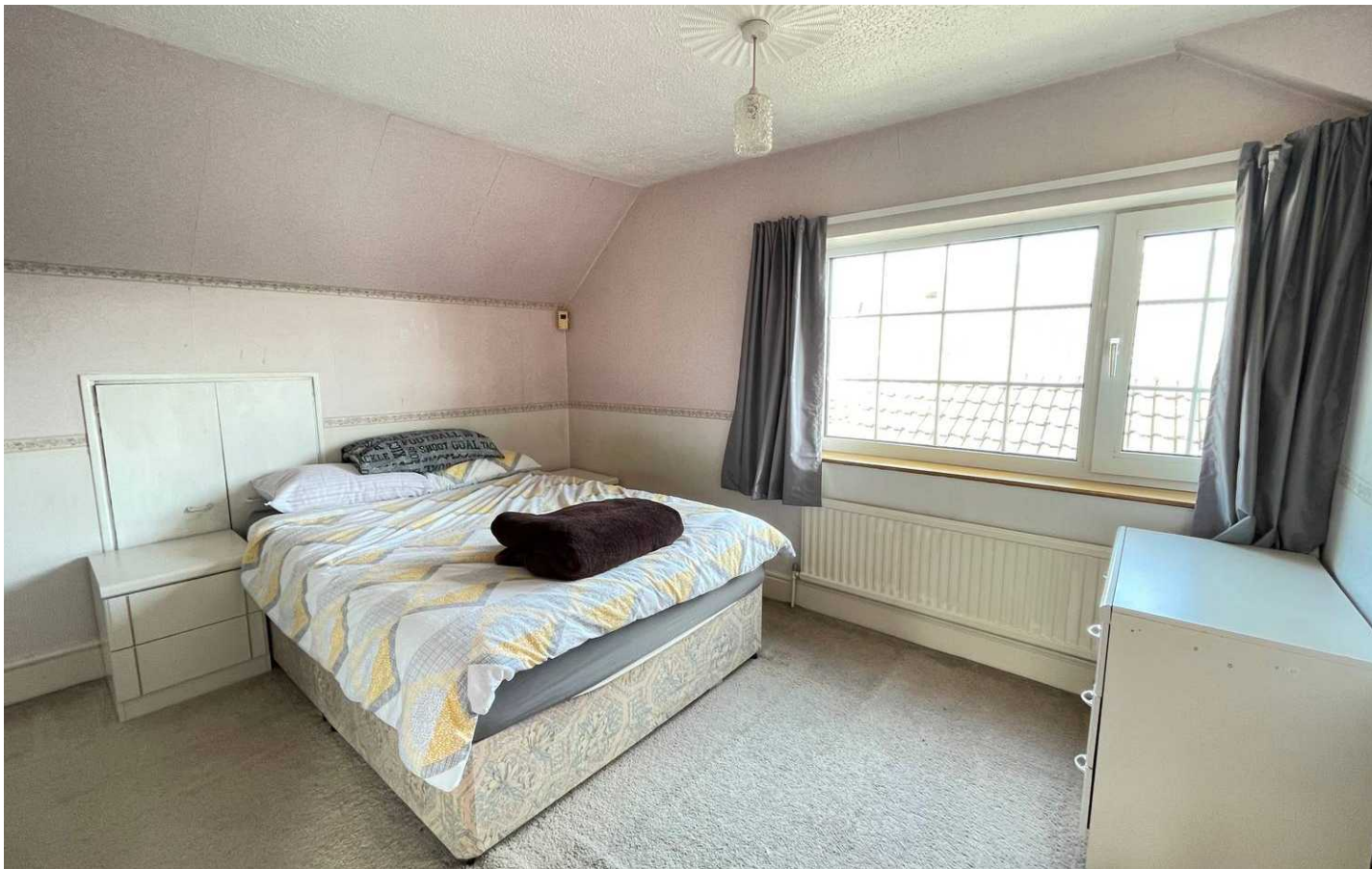
SUN ROOM

With uPVC double glazed door giving access to rear yard, double glazed window and sits under a pitched roof with wall lights and central heating radiator. This offers versatile reception space and has previously been used as a music room. A door opens through to store.

STORE

With ceiling strip light, central heating radiator and this also sits under a pitched roof and makes an ideal store or however could also be used as a study or gym and has own door giving access to garden.





DOWNSTAIRS SHOWER ROOM

A modern downstairs shower room comprising a quality three-piece sanitary ware 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, full tiling to walls and floor, towel rail / radiator, built in cupboard and obscure uPVC double glazed window.

FIRST FLOOR LANDING

From the inner hallway a staircase rises and turns to first floor landing with spindle balustrade and ceiling light. Here we gain access to the following rooms.

BEDROOM ONE

A double bedroom with ceiling light, central heating radiator and two uPVC double glazed windows to side and rear elevations enjoying pleasant views over farmers fields.

BEDROOM TWO

A double bedroom with ceiling light, central heating radiator and uPVC double glazed window and doors giving access to under eaves storage.

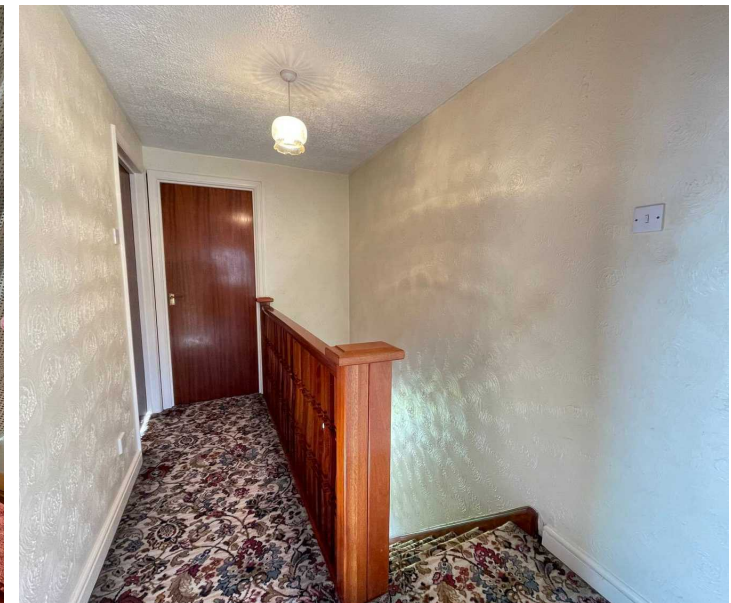
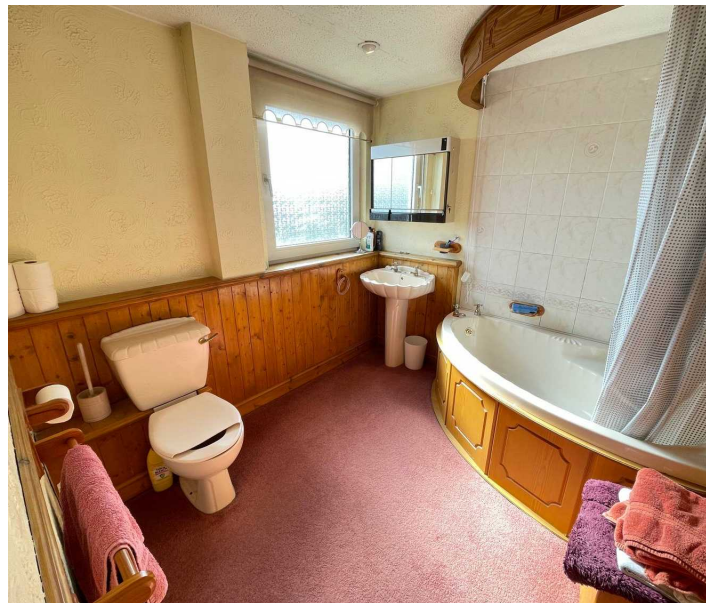
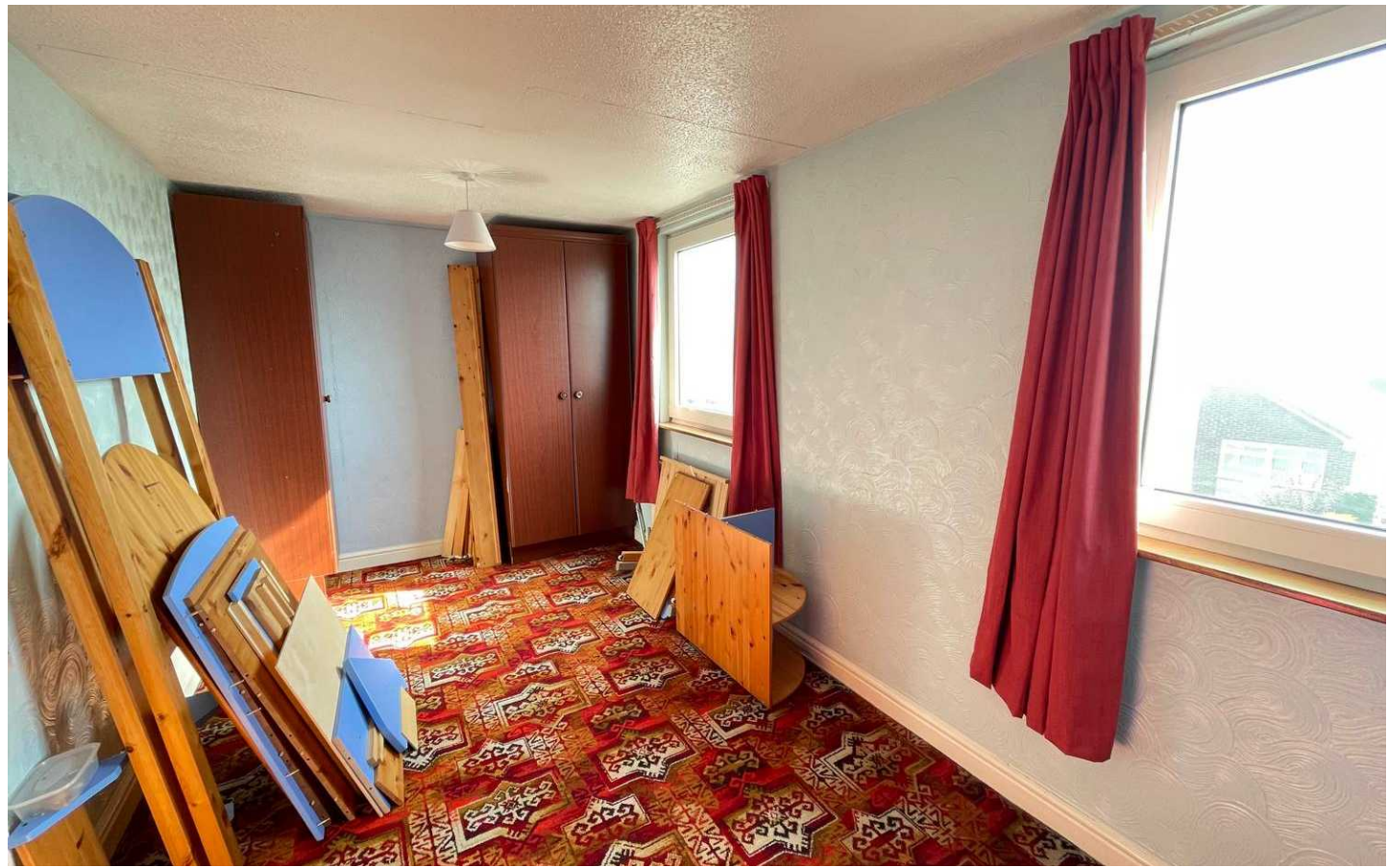


BEDROOM THREE

A further double bedroom front facing with two uPVC double glazed windows, two ceiling lights and central heating radiator.

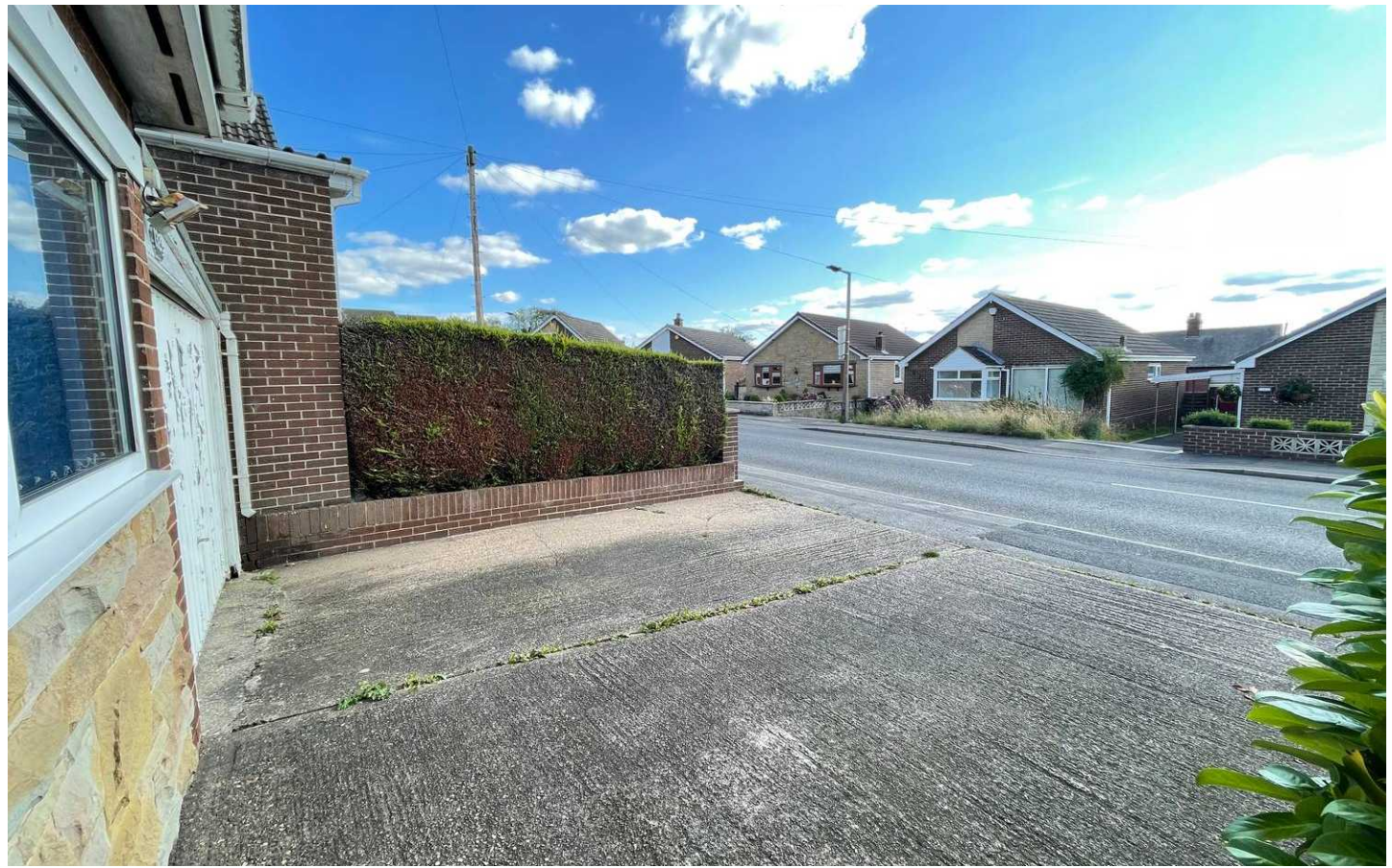
BATHROOM

Comprising a three piece suite in the form of close coupled W.C, pedestal basin with gold effect taps over, corner bath with gold effect taps and mains fed shower. There are inset ceiling spotlights, extractor fan, part tiling to walls and obscure uPVC double glazed window.



GARDEN

To the front of the home is a driveway providing off street parking for up to three vehicles leading to attached garage and a gate that opens to the garden. Enjoying gardens to three sides, lawned space to front with perimeter flower beds containing various plants shrubs and hedging and this continues to the side of the home where we find the majority of the outside space. Predominantly lawned with perimeter hedging and various shrubs. To the rear of the home is a low maintenance yard which is accessed from the sunroom.





ADDITIONAL INFORMATION

The EPC Rating is a tbc, and we are informed by the vendor that the property is freehold.

COUNCIL TAX BAND

C

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

FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

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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/

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