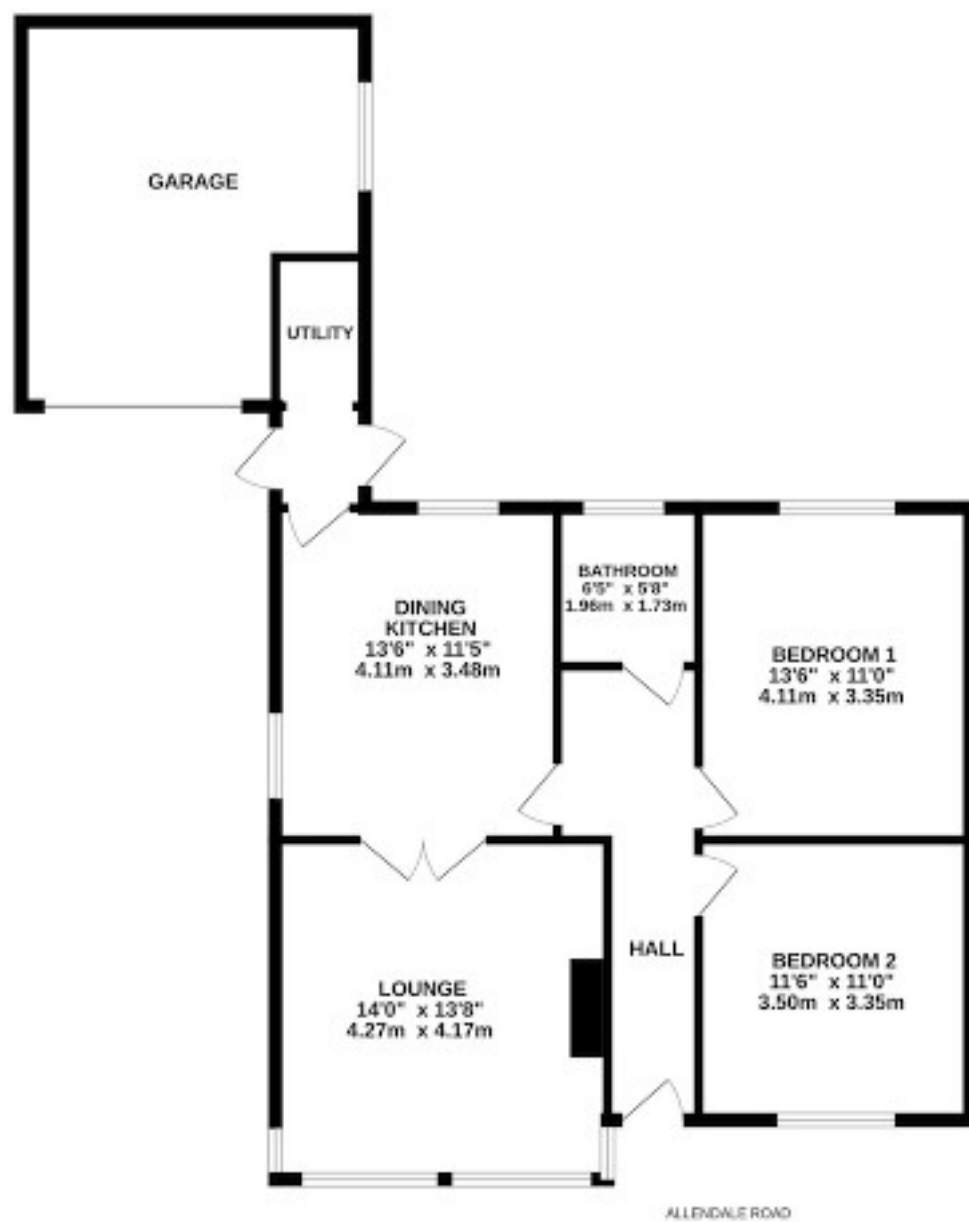




Allendale Road, Darton

Barnsley

Offers in Region of **£200,000**



While 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 misstatement. 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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Allendale Road

Darton, Barnsley

AN UPGRADED SEMI-DETACHED LARGE TWO BEDROOMED BUNGALOW WITH FABULOUS DINING KITCHEN, IMPRESSIVE LOUNGE, LONG DRIVEWAY, GOOD SIZED GARAGE AND PLEASANT GARDENS. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- FABULOUS DINING KITCHEN
- IMPRESSIVE LOUNGE
- LONG DRIVEWAY
- GARAGE
- PLEASANT GARDENS





ENTRANCE

A high-quality uPVC obscured glazed and leaded door with inset giving access through to the impressive entrance hallway. Being particularly long with good ceiling height, ceiling spotlighting, loft access point and good-sized cupboard which is also home for the property's gas fire central heating boiler.

LOUNGE

Positioned to the front, this room has a large bay style front with a huge amount of glass including two large windows and two further side windows. There is inset spotlighting to the ceiling, chimney breast with electric stove fire upon a raised stone flagged hearth. The room has attractive timber effect flooring and lighting operated by dimmer switch. Twin timber and glazed doors lead through to the dining kitchen.

DINING KITCHEN

With a good-sized window overlooking the pleasant enclosed rear garden and further window out to the driveway side. The units are both high and low level with a large amount of working surfaces with integrated fridge and freezer, integrated slimline dishwasher, integrated stainless steel and glazed fronted oven, integrated four ring gas hob, stainless steel extractor fan above with glazed splashback between, inset one and a half bowl stainless steel sink unit with mixer tap and plumbing for an automatic washing machine. To the flooring there is ceramic tiling and inset spotlighting to the ceiling.



REAR LOBBY

Stylish timber and glazed door give's access to a rear lobby with doorway to the driveway side and a further door to the garden both of which are in uPVC with obscure glazing. There is a utility area adjoining, with a little work this could give access through to the garage if so desired.

BEDROOM ONE

Positioned to the rear of the home this large double bedroom has a pleasant view out over the properties enclosed rear gardens and has a central ceiling light point.

BEDROOM TWO

A pleasant double room with an outlook of the properties front garden areas.

BATHROOM

The property has a high-quality bathroom, this being fitted with a three-piece suite including wall mounted stylish wash hand basin, low level wc, bath with chrome mixer tap, chrome shower fittings above and glazed screen. There is ceramic tiling to floor and to the full ceiling height, extractor fan, inset spotlighting to the ceiling, obscure glazed window and combination central heating radiator/ heated towel rail.



GARDEN

The property has a particularly long driveway which gives access to the attached good-sized garage. The garage has an extra workshop area to the side with window overlooking the properties rear gardens and is also fitted with an inspection pit. The driveway is of a sufficient length to accommodate approximately four vehicles. To the front the gardens areas are low maintenance pebbled which could also provide additional parking space. Stone flagged pathway leads to the entrance door and there is a flowering bed. To the rear, as the photographs would suggest, the gardens are particularly well enclosed and have a full width pathed patio running across the rear of the home. There is an artificial grassed area with stone pathway surrounding and additional sitting out area. Garden shed and well-established green boundary at the base of the garden.





ADDITIONAL INFORMATION

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

TAX BAND

B

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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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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Sunday - 11:00 am - 1:00pm



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