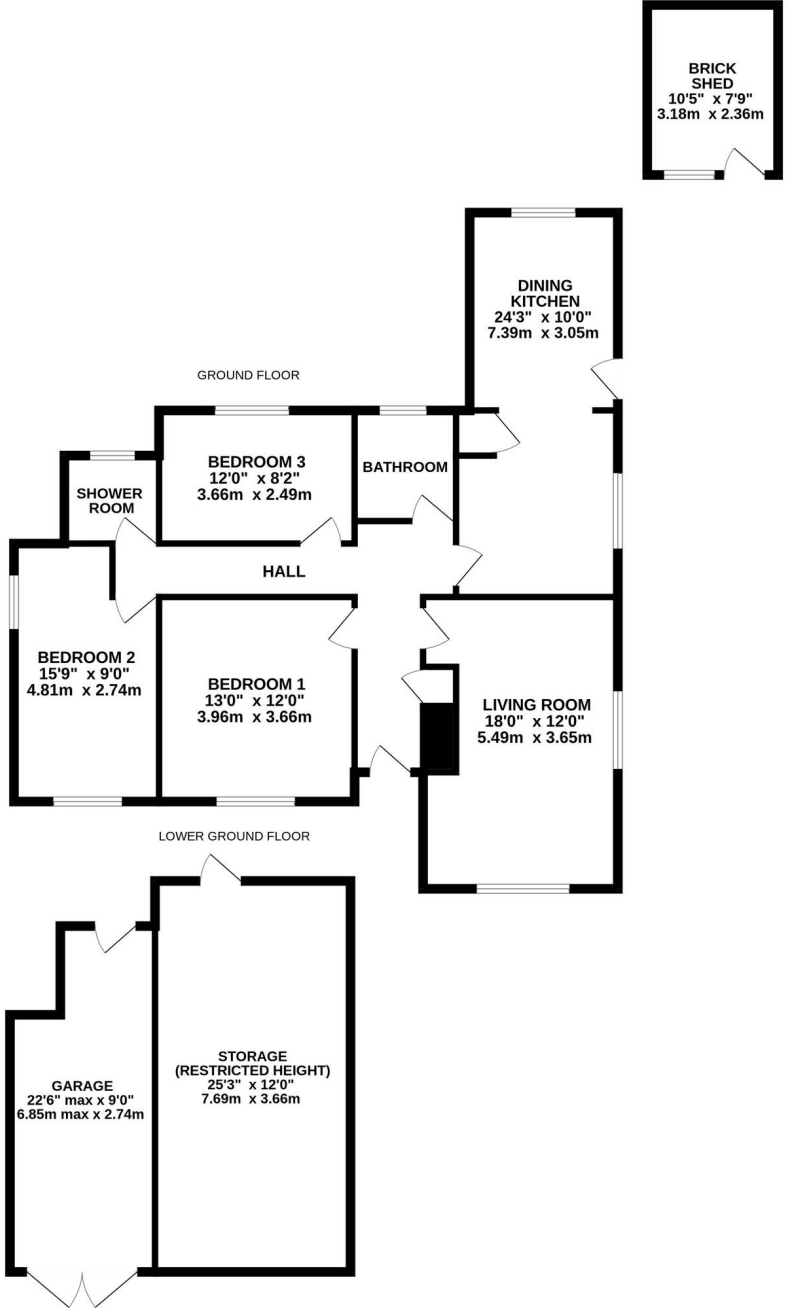




**Honeywell Lane, Barnsley**

Barnsley

In Excess of **£295,000**



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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## Honeywell Lane

Barnsley, Barnsley

AN INDIVIDUAL THREE DOUBLE BEDROOMED DETACHED TRUE BUNGALOW LOCATED JUST A SHORT DISTANCE FROM BARNSELY TOWN CENTRE OFFERING A WEALTH OF VERSATILE SPACE, TWO SEPARATE DRIVEWAYS AND GARAGE.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- THREE DOUBLE BEDROOMS
- DETACHED TRUE BUNGALOW
- TWO SEPARATE DRIVEWAYS
- GARAGE
- DINING ROOM
- SHOWER ROOM
- SPACIOUS
- CLOSE TO BARNSELY AMENITIES





### ENTRANCE HALLWAY

Entrance gained via uPVC and decoratively glazed door into entrance hallway. A spacious entrance hallway in an L shaped configuration with two ceiling lights, ornate coving to the ceiling, dado rail, two central heating radiators, built in cupboard, access to loft via a hatch and here we gain access to the following rooms.

### DINING ROOM

Providing ample room for a dining table and chairs and has a ceiling light with ceiling rose, coving to the ceiling, dado rail, central heating radiator, access to cupboard and wood effect laminate flooring. An archway then leads through to the kitchen.

### KITCHEN

A range of wall and base units in an oak shaker style with laminate worktops, tiled splashbacks and tiled floor. There is an integrated double electric oven and grill, four burner gas hob with extractor fan over, under counter fridge, space for washing machine, space for dishwasher and one and half bowl composite sink with chrome mixer tap over. There are inset ceiling spotlights, coving to the ceiling, uPVC double glazed window to side and uPVC door giving access out.



## LIVING ROOM

An excellently proportioned reception space and benefiting from a high degree of natural light via uPVC double glazed windows to two elevations. The main focal point of the room being a coal effect gas fire with ornate surround. There are two ceiling lights each with ceiling rose, coving to the ceiling, dado rail and central heating radiator.

## BEDROOM ONE

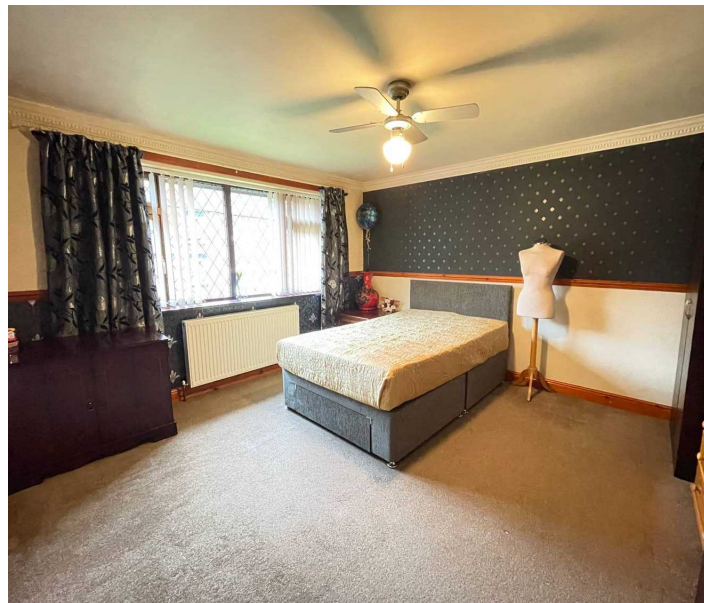
A spacious double room with uPVC double glazed window to front, ceiling light, coving to the ceiling, dado rail and central heating radiator.

## BEDROOM TWO

Also front facing with uPVC double glazed windows to front and side, ceiling light and central heating radiator.

## BEDROOM THREE

A third double bedroom with ceiling light, dado rail, coving to the ceiling, central heating radiator and uPVC double glazed window.





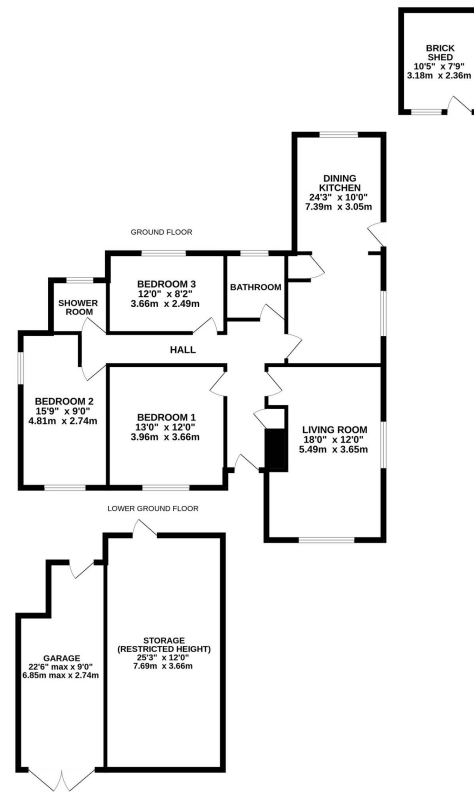
### **BATHROOM**

Comprising a three-piece white suite with close coupled W.C, pedestal basin with chrome mixer tap over and bath with chrome taps. There is a ceiling light, coving to the ceiling, part tiling to walls and floor, chrome towel rail / radiator and obscure double glazed uPVC window.

### **SHOWER ROOM**

In addition to the bathroom there is further washing facilities. The shower room has a three piece white suite in the form of close coupled W.C, pedestal basin with chrome taps over and shower enclosure with Triton electric shower within. There are inset ceiling lights, coving to the ceiling, full tiling to walls, wood effect laminate flooring, central heating radiator and obscure double-glazed window.





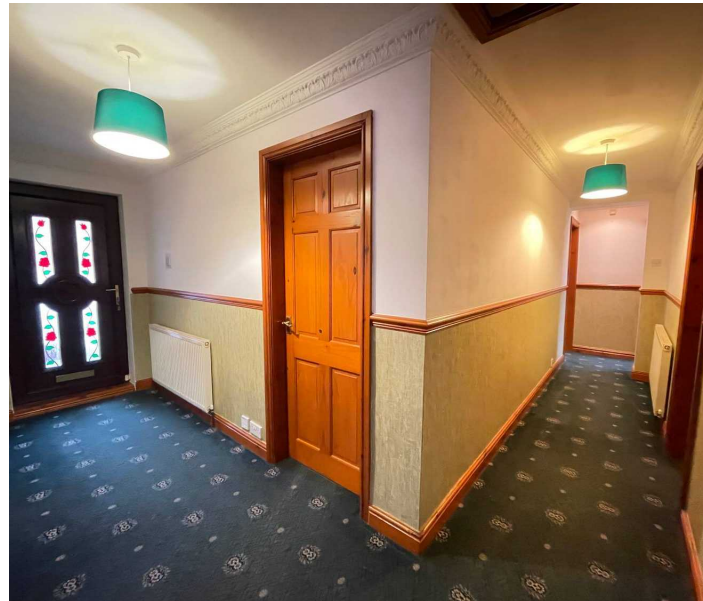
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## GARDEN

To the front of the home there are two separate driveways, to the left-hand side has iron gates opening onto block paved driveway parking area giving access to garage via twin timber doors and is fully enclosed with perimeter walling. To the right hand side there are further twin iron gates leading onto block paved driveway with low maintenance gravel beds and lawned space with perimeter walling and railings with slope rising to front door. Further twin iron gates open onto the side of the home with concrete area providing space for bins etc, this in turn leads to brick-built outbuilding with timber door and uPVC double glazed window. To the rear of the home is flagged patio seating area and further lawned space with perimeter fencing, tree and hard standing for shed. A gate then opens to steps descending to two separate personal doors with one opening to storage and one to the back of the garage and an iron gate gives access out.

## GARAGE

The garage is equipped with lighting, power sockets, water and central heating radiator.



## ADDITIONAL INFORMATION COUNCIL

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

## 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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## 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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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](mailto:barnsley@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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