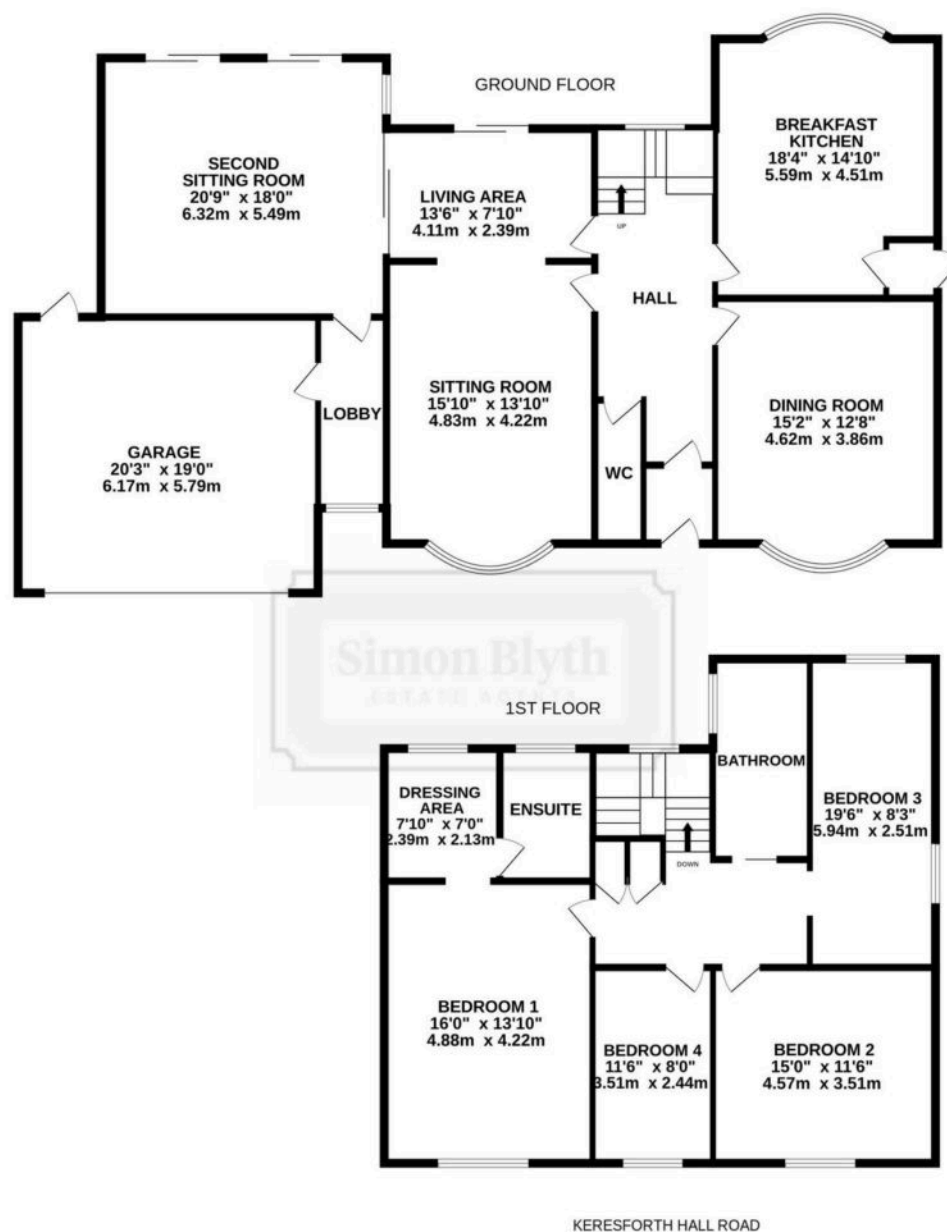




Keresforth Hall Road, Barnsley
Barnsley

In Excess of **£640,000**



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Keresforth Hall Road

Barnsley

IN A PRESTIGIOUS LOCATION, THIS LARGE, DETACHED FAMILY HOME ENJOYS LARGE GARDENS PARTICULARLY THE REAR AND HAS A TASTEFUL ACCOMMODATION WITH VERY WORTHWHILE EXTENSIONS. It briefly comprises entrance hall, downstairs W.C, lounge, living area with glazed doors to rear garden, very large second sitting room, breakfast kitchen, dining room, four bedrooms, with three being doubles, bedroom one with dressing room and ensuite, house bathroom and attic room with Velux window. There is an integral double garage good, size driveway and easy access to countryside, Locke Park and nearby facilities including the Rob Royd farm shop. A well-positioned large family home offering excellent value for money.

- DETACHED HOUSE
- PRESTIGIOUS LOCATION
- LARGE GARDENS
- THREE DOUBLE ROOMS
- DRESSING ROOM
- EN SUITE
- SECOND SITTING ROOM



ENTRANCE

Entrance door gives access through to the entrance lobby, timber and glazed door leads through to the fabulous hallway. This which features a staircase at the rear with turning staircase and feature window. The hallway has a good ceiling height, inset spot lighting, useful understairs storage cupboards and doorway gives access to the downstairs WC.

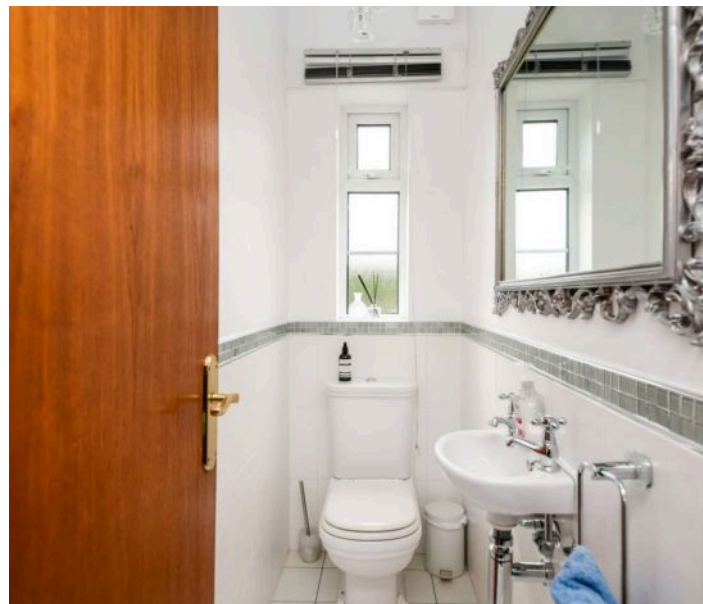
DOWNSTAIRS W.C

The downstairs W.C has tiling to half height and is presented to a high standard. There's a low-level W.C, wall mounted wash hand basin, obscure glazed window and extractor fan.

SITTING ROOM

48' 8" x 13' 10" (14.83m x 4.22m)

This as the photographs and floor layout plan suggests is of a particularly good size. It has a lovely view out over the property front garden areas and driveway courtesy of a broad bay window. Via the living room area to the rear a further view out over the properties delightful enclosed rear gardens, courtesy of the patio doors that allow access directly out onto the gardens. The sitting room has a beautiful period style fireplace with raised hearth and allows home for an electric coal burning effect fire. There is a chandelier point, two wall light points, coving to the ceiling and decorative archway and small step leading through to the living area. This living area is also home for the home office area and the garden plays a large part in this rooms character with a delightful view out over the rear gardens and direct access out to it. Sliding glazed doors lead through to the second sitting room.



SECOND SITTING ROOM

20' 9" x 18' 0" (6.32m x 5.49m)

This exceptionally large and beautifully proportioned room has coving to the ceiling, central chandelier point with rose, delightful period style fireplace with decorative surround, raised hearth and back cloth, all home for gas coal burning effect fire. The room also has inset spotlight to the ceiling, window to the side and two sets of glazed doors leading out to the rear gardens. A doorway from here also gives access to a lobby. This library style lobby has been used for home office purposes in the past. There's a window to the front and a personal door through the property's garage, details of which are to follow.

DINING ROOM

15' 2" x 12' 8" (4.62m x 3.86m)

The dining room has once again, a good-sized feel high ceiling height, chandelier point, two wall light points and broad bay window, which floods the room with natural light and it gives a lovely view out to the properties front gardens.

BREAKFAST KITCHEN

18' 4" x 14' 10" (5.59m x 4.51m)

As the photographs suggests and the floor plan indicates this room is of a particularly good size. It has three windows in total, giving a lovely view out of the properties enclosed rear gardens. There is inset spotlighting into the ceiling, other integrated lighting, ceramic tile flooring, breakfast bar / Island unit with serving facility through to the dining room. Delightful array of units, these being at both the high and low level have a large number of working services and decorative tiled splashbacks. There's an inset double bowl stainless steel sink unit with mixer tap over. Integrated electric hob, integrated gas hob, integrated double oven, and plumbing for a dishwasher. The room also has, ceramic tile flooring to the full ceiling height throughout, and has a pantry storage cupboard and timber glazed door giving access to a side lobby with further door giving access out to the side garden.





FIRST FLOOR LANDING

Staircase rises and turns to first floor landing, this has useful storage cupboard and one that houses the hot water tank. A door way from the landing leads to bedroom one.

BEDROOM ONE

16' 0" x 13' 10" (4.88m x 4.22m)

A large double bedroom with broad window giving a pleasant view out over the property's front gardens and long-distance view beyond. There is Bank of inbuilt robes and inbuilt wardrobes with storage covers above the bed placement area. The dressing room once again has robes and storage cupboards and a wash hand basin with mirrored splashback and shaver socket.

EN SUITE

The ensuite is fitted with a three-piece suite comprising bidet, low level W.C and bath with shower over. There is attractive flooring and ceramic tiling to the full ceiling height. There is also an extractor fan, inset lighting, large mirror and chrome towel rail / central heating radiator.

BEDROOM TWO

15' 0" x 11' 6" (4.57m x 3.51m)

A lovely double room once again with an outlook to the front and central ceiling light point and a bank of inbuilt robes.

BEDROOM THREE

19' 6" x 8' 3" (5.94m x 2.51m)

Yet again a large room with windows to the rear and side and a bank of inbuilt robes.



BEDROOM FOUR

11' 6" x 8' 0" (3.51m x 2.44m)

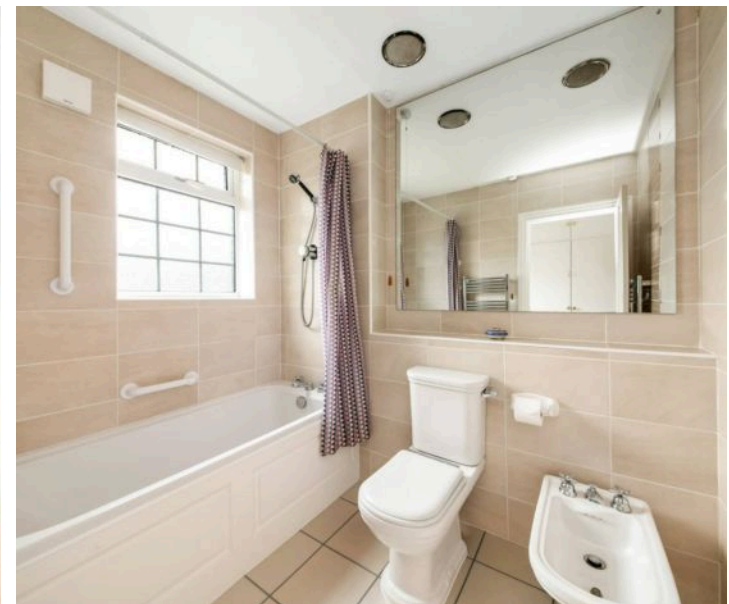
A good size single room with a pleasant outlook to the front and a bank of inbuilt robes.

HOUSE BATHROOM

The property's house bathroom is fitted with a five-piece suite comprising of bidet, low level WC, corner Bath with Aqualisa shower over and twin wash hand basins with large mirrored splashbacks. The bathroom is fitted with high quality flooring, ceramic tiling to the full ceiling height, inset lighting, extractor fan and obscured glazed window stop.

LOFT SPACE

From the first-floor landing there is a loft ladder, giving access to the extensive loft space. The attic room provides a huge amount of storage and hobby space, It has a large Velux window and it is a must for this to be viewed when the property is viewed as it offers a great deal of potential and is well presented.



GARDEN

Gardens as the photograph suggests, the property sits within delightful mature gardens and grounds. To the front, there are well stocked flowering beds and borders. All of which complement the home superbly. To the rear, this is where the true, delightful nature of the garden takes place. It has been extremely well planted over the years and provides a delightful mix of wonderful sitting out spaces, shaped lawn, raised terrace to overlook the garden well established boundary hedging, mature shrubbery and trees. All has external lighting; it should be noted the property has gas fire central heating and double glazing.

GARAGE

Single Garage

This double garage has an automatically operated up and over door and a personal door through to the property's accommodation, the garage also has a personal door out to the gardens as well as into the accommodation and the garage is well appointed.





ADDITIONAL INFORMATION

The EPC rating is D-66 and the council tax band is E and we are informed by the vendor that the property is Freehold.

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

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Monday to Friday – 8:45am to 5:30pm

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Sunday – 11am to 4pm



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