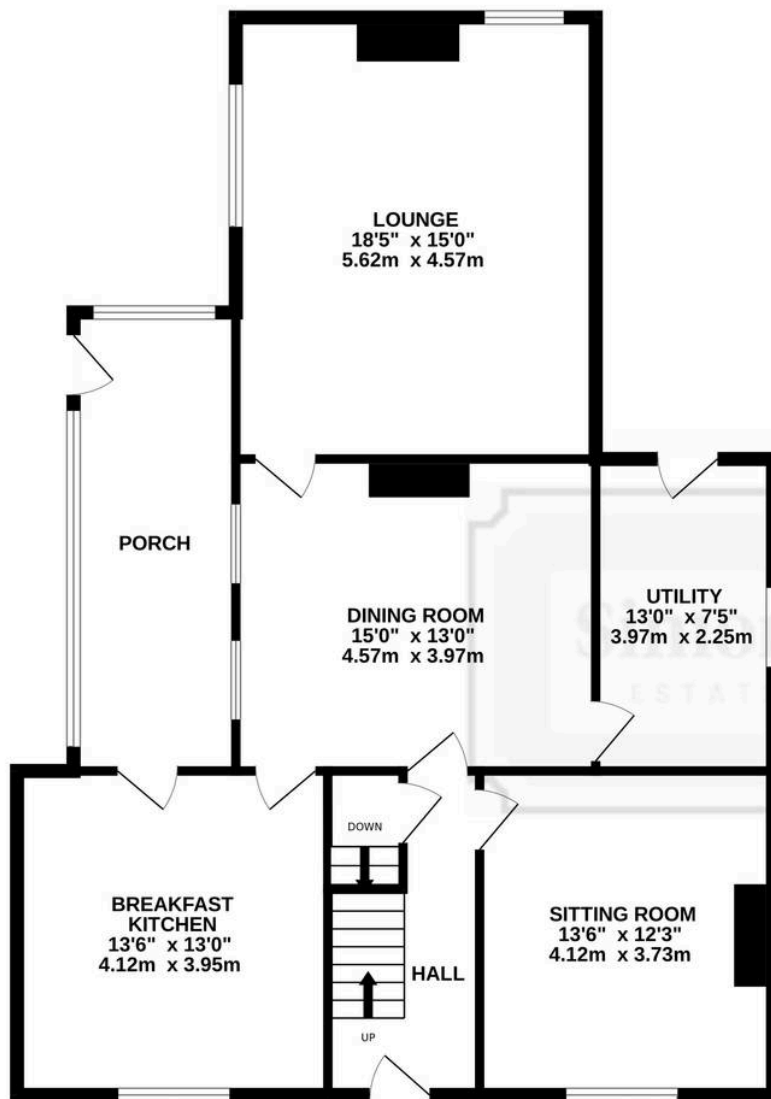




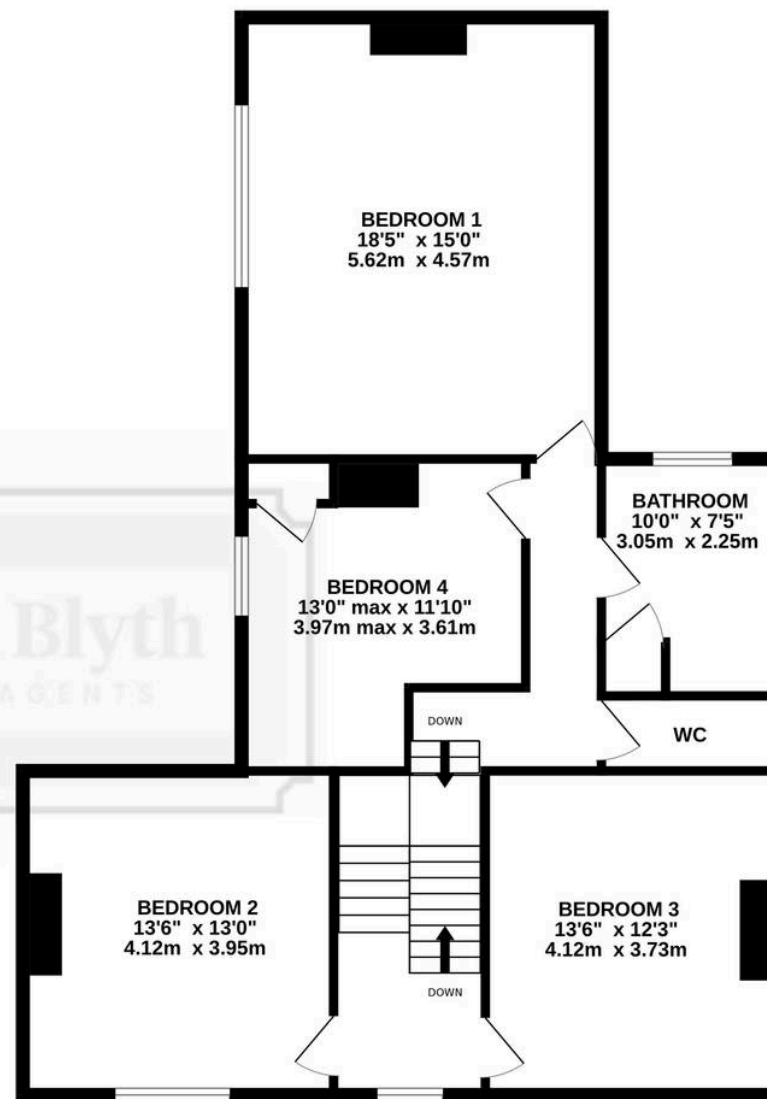
Church Street, Carlton
Barnsley

BEST AND FINAL OFFERS OVER **£400,000**

GROUND FLOOR



1ST FLOOR



CHURCH STREET

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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Church Street

Carlton, Barnsley

FOR SALE VIA THE BEST AND FINAL OFFERS METHOD
BEST AND FINAL OFFERS MUST BE SUBMITTED IN WRITING TO THE OFFICE NO LATER THAN 12 NOON ON FRIDAY 10TH OF OCTOBER. SET IN THE HEART OF CARLTON, THIS IMPRESSIVE STONE BUILT FORMER PIT MANAGER'S HOME IS COMING TO THE MARKET FOR THE FIRST TIME IN GENERATIONS. STEEPED IN HISTORY AND FULL OF CHARACTER, THE PROPERTY OFFERS A RARE OPPORTUNITY TO OWN A SUBSTANTIAL FAMILY HOME WITH ORIGINAL FEATURES. WITH LARGE RECEPTION ROOMS, GENEROUSLY SIZED BEDROOMS AND PLENTY OF OUTDOOR SPACE, THIS PROPERTY IS AN IDEAL FAMILY HOME. The accommodation briefly comprises of entrance hall, sitting room, dining room, lounge, breakfast kitchen, utility room and cellar access. To the first floor, there are four bedrooms, a bathroom and separate WC. Externally there are outbuildings, a lawn, vegetable patches and off street parking.

- FOR SALE VIA THE BEST AND FINAL METHOD
- DETACHED HOME
- FOUR BEDROOMS
- SPACIOUS
- SITTING ROOM
- UTILITY
- CELLAR
- CONSERVATORY





ENTRANCE HALL

Entrance gained via a wooden door with opaque decoratively glazed panels into entrance hall with ceiling light, coving to the ceiling and a staircase rising to first floor. From here you access to the following rooms.

CELLAR

From the entrance hallway steps descend to the cellar, the room has been split into two to create ideal storage space or scope to further develop given necessary planning and consents.

SITTING ROOM

A flexible reception room with ceiling light with ceiling rose, coving to the ceiling, central heating radiator and uPVC double glazed window. The main focal point of the room being a cast iron fireplace with tiled hearth and wooden surround.

DINING ROOM

A spacious dining room with ceiling light with ceiling rose, decorative coving to the ceiling, tiled floor, central heating radiator and two sets of uPVC double glazed windows.

UTILITIY

The Utility room has a range of wall and base units in a white shaker style with contrasting laminate worktops over with tiled splash backs incorporating a one and a half bowl stainless steel sink with chrome mixer tap over. The room has a ceiling light, tiled floor, plumbing for a washing machine, plumbing for a dishwasher, space for free standing electric oven with extractor fan over, uPVC double glazed window and uPVC door giving access to rear.



LOUNGE

A spacious reception room with two ceiling lights, central heating radiator, uPVC double glazed window and the main focal point being a brick built fireplace with brick surround and coal effect fire within.

KITCHEN

A spacious dining kitchen having ample room for dining table and chairs. The kitchen itself has a range of wall and base units in a oak shaker style with contracting laminate worktops and tiled splashbacks. There are an integrated electric oven with matching grill and an integrated four ring burner gas hob and incorporates a one and a half bowl stainless steel sink with chrome mixer tap over. The room has two ceiling lights, central heating radiator, tiled floor, exposed beams and uPVC double glazed window.

CONSERVATORY

Accessed via the kitchen and an addition to the home. The conservatory has uPVC double glazing to two sides, tiled flooring, ceiling strip lights, and a wooden door provides alternative access to the property.

FIRST FLOOR LANDING

From the entrance hall a staircase rises and turns to a split level first floor landing with spindle balustrade, ceiling light, access to loft via a hatch and uPVC double glazed window. Here we gain access to the following rooms.





BEDROOM ONE

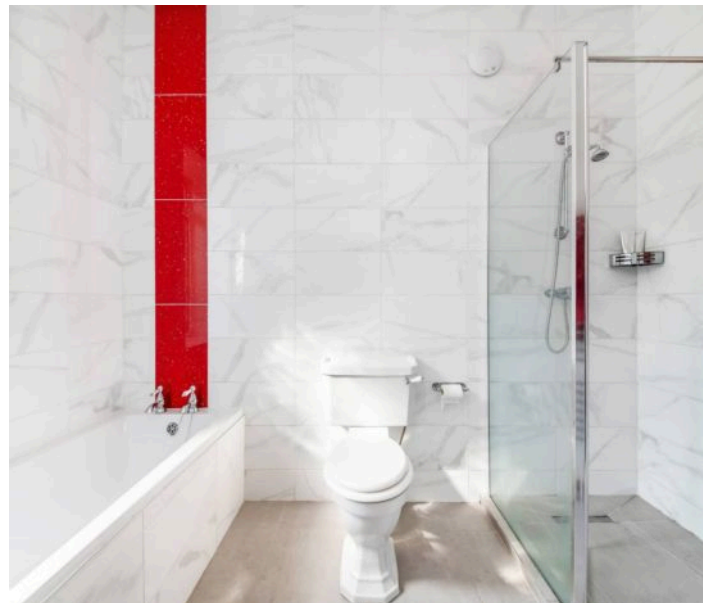
A spacious double bedroom with two ceiling lights, central heating radiator and uPVC double glazed sash window.

BEDROOM FOUR

Currently used as a study, the room has a ceiling light, central heating radiator, built in storage cupboard with shelving, and uPVC double glazed window to side.

BATHROOM

Comprising of a four-piece suite in the form of; close coupled W.C, Victorian style pedestal hand basin with chrome taps over, shower enclosure with mains fed mixer shower within and bath with chrome taps over. There is a ceiling light, full tiling to walls and floor, airing cupboard, chrome towel rail / radiator and obscure uPVC double glazed window.



W.C

Comprising of a two piece suite in the form W.C and wall mounted basin with chrome taps and tiled splashback. There is a ceiling light, central heating radiator, access to loft via a hatch and obscure uPVC double glazed window.

SPLIT LEVEL LANDING

From the second split level landing you gain access to the following rooms.

BEDROOM TWO

A further well sized bedroom with ceiling light, central heating radiator and uPVC double glazed window.

BEDROOM THREE

A double bedroom with ceiling light, central heating radiator and uPVC double glazed window.



GARDEN

To the front of the home is a lawned area with borders, dwarf perimeter walling and a path leading to the front door. To the side of the home is a tarmacked driveway providing off street parking for several cars and access to two garages. The hard standing continues around the house to a workshop, which has power and lighting. Attached are a couple of former coal sheds, brick built with slate roofs. The rear garden is divided into two sections, a lawned area with mature borders down the sides and to the rear is the former vegetable patches with conifer trees concrete walling. Mature trees create a border to the rear garden.





ADDITIONAL INFORMATION

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

COUNCIL TAX

E

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



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