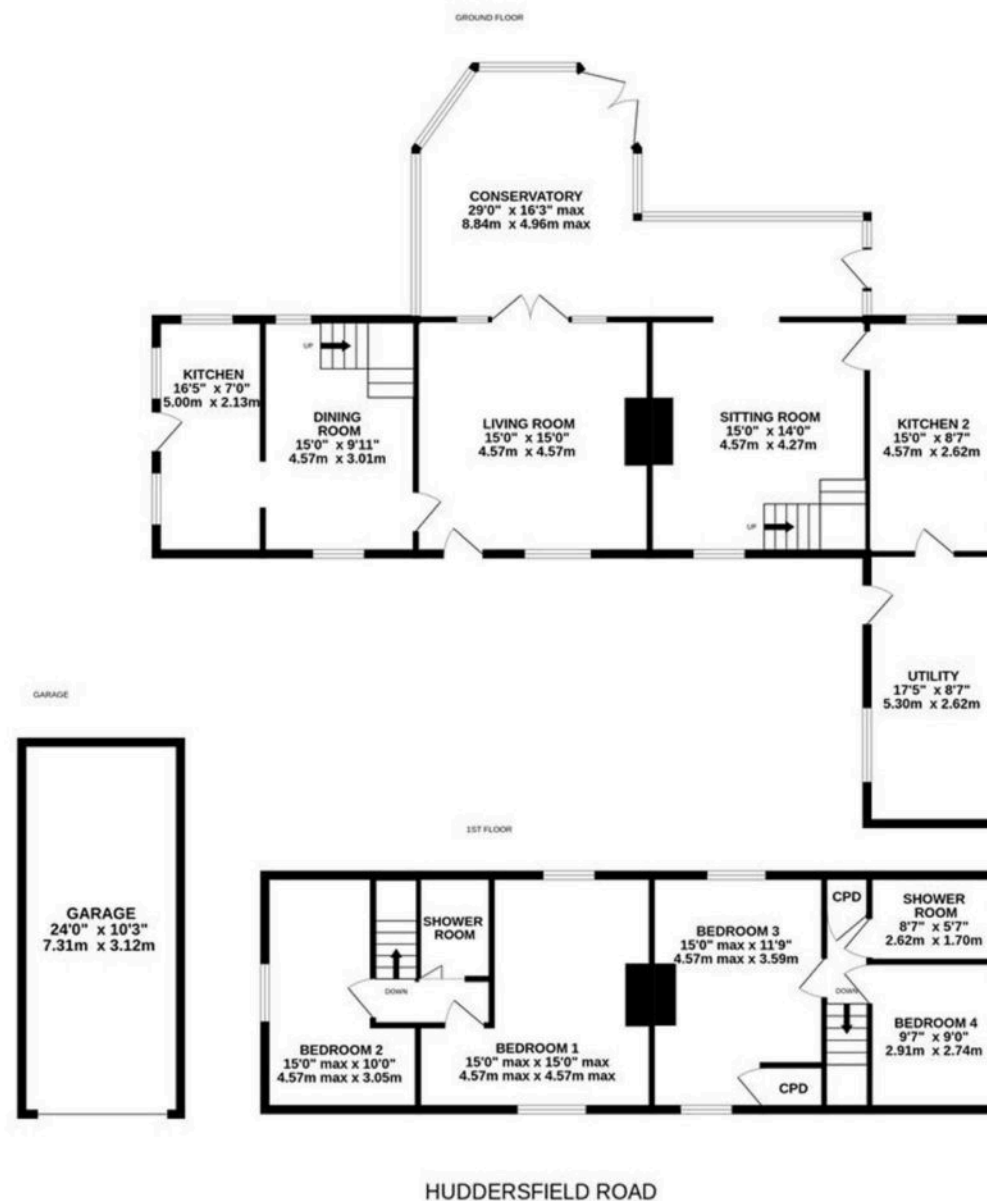




HUDDERSFIELD ROAD, HAIGH, BARNSELY, S75 4DE

GUIDE PRICE £450,000

Barnsley



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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HUDDERSFIELD ROAD, HAIGH, BARNSELY, S75 4DE

Haigh, Barnsley

A TRULY UNIQUE FOUR BEDROOMED DETACHED PERIOD HOME ENJOYING A FABULOUS LOCATION WITH OPEN FIELDS TO THREE SIDES YET IDEALLY PLACED CLOSE TO JUNCTION 38 OF THE M1 MOTORWAY ALLOWING EASE OF ACCESS TO MAJOR COMMERCIAL CENTERS. AN INDIVIDUAL HOME, HAVING BEEN IN THE FAMILY FOR NUMEROUS YEARS OFFERING A GENEROUS AMOUNT OF FLEXIBLE LIVING ACCOMMODATION IN A TWO-STOREY CONFIGURATION.

- SITTING ROOM
- GORGEOUS GARDENS
- UNIQUE DETACHED PERIOD HOME
- OPEN FIELDS TO THREE SIDES
- MUST BE VIEWED
- FLEXIBLE LIVING ACCOMMODATION
- LIVING ROOM
- LARGE CONSERVATORY



ENTRANCE

Entrance gained via composite and obscure glazed door into the utility.

UTILITY

A single-story extension to the home offering excellent versatile space which is currently used as a utility but would make an ideal space for home business or similar. There are base units in a wood effect with laminate worktops, space for numerous appliances and stainless-steel sink with chrome taps over. There are two ceiling strip lights, extractor fan, part tiling to walls, tiled floor, and uPVC double glazed window. An archway then leads through to the first kitchen.

SECOND KITCHEN

With a range of wall and base units in a wood effect shaker style with contrasting tiled worktops and tiled floor. There is an integrated electric oven with electric hob and extractor fan over, plumbing for a washing machine and one and half bowl stainless steel sink with chrome mixer tap over. There are inset ceiling spotlights, access to loft space via a hatch, two uPVC double glazed windows to side and one further to rear and stable style door giving access to the side of the home.



SITTING ROOM

A flexible reception space with the main focal point being the multifuel stove sat within brick fireplace with stone hearth. There is a ceiling light, exposed timbers, central heating radiator, uPVC double glazed window to front and staircase rising to first floor. An archway then leads through to the conservatory.

CONSERVATORY

A fabulously proportioned conservatory overlooking the rear garden offering further living accommodation. There is uPVC double glazing to three sides, three central heating radiators and uPVC double glazed French doors giving access to rear garden with further single personal door. Twin French doors with glazed side panels then lead through to the lounge.

LIVING ROOM

A well sized reception space with the main focal point being a multifuel stove set within brick fireplace, exposed timber beams, ceiling light, central heating radiator and uPVC double glazed window to front. Composite and obscured glazed door gives entrance from the front of the house. A door then leads through to the dining room.

DINING ROOM

A further flexible reception space offering a multitude of uses. There are exposed timber beams, two wall lights, central heating radiator, and uPVC double glazed windows to front and rear with staircase rising to first floor. An archway then leads through to the second kitchen.

SECOND KITCHEN

With a range of wall and base units in a wood effect shaker style with contrasting tiled worktops and tiled floor. There is an integrated electric oven with electric hob and extractor fan over, plumbing for a washing machine and one and half bowl stainless steel sink with chrome mixer tap over. There are inset ceiling spotlights, access to loft space via a hatch, two uPVC double glazed windows to side and one further to rear and stable style door giving access to the side of the home.





FIRST FLOOR LANDING

From the dining room a staircase rises and turns to first floor landing with ceiling light. Here we gain entrance to the following rooms.

BEDROOM THREE

A double bedroom with ceiling light, exposed timber beam, central heating radiator and uPVC double glazed windows to front and rear.

BEDROOM FOUR

with ceiling light, exposed timber beam, central heating radiator and uPVC double glazed window to side.

SHOWER ROOM

Comprising a three-piece white suite in the form of; close couple W.C, pedestal basin with chrome taps over and walk in shower with chrome mains fed mixer shower within. There are inset ceiling spotlights, extractor fan, exposed timber beam, full tiling to walls, towel rail / radiator, wall mounted electric heater and uPVC double glazed window to side.



SECOND LANDING

From the snug is access to the second staircase this rises and turns to the landing with ceiling light, built in cupboard and entrance to the following.

BEDROOM TWO

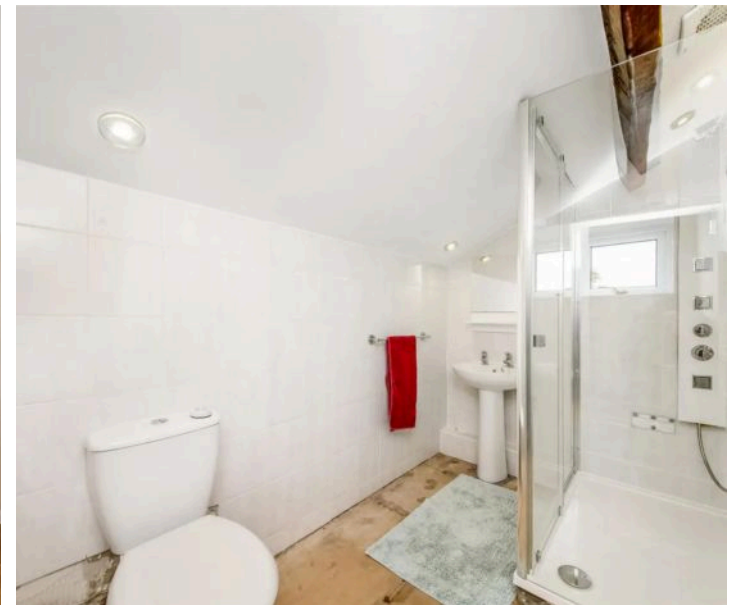
A further double bedroom with ceiling light, central heating radiator, timber beam and uPVC double glazed window to side also enjoying views over neighboring farmer's field.

BEDROOM ONE

An excellently proportioned double bedroom with ceiling light, exposed timber beam, central heating radiator, access to loft via a hatch and uPVC double glazed windows to front and rear. The room enjoys a particularly pleasant view via the rear window over the properties garden and neighboring fields beyond.

SHOWER ROOM

Comprising a three-piece white suite in the form of; close couple W.C, pedestal basin with gold effect tap over and shower enclosure with Mira sprint electric shower within. There is a ceiling light, extractor fan, full tiling to walls and central heating radiator.





OUTSIDE

The property is set back from Huddersfield Road and is accessed via remote control operated iron gates open onto private block paved driveway which sweeps up towards the house. The driveway provides off street parking for numerous vehicles and has a turning circle. To the side of the home there is access to an outbuilding. The driveway continues to the side of the home to the detached garage. A larger than average garage accessed via up and over door, this provides further off-street parking or storage. To the rear of the home there is a quite superb garden set over tiers with numerous different areas. The garden is a haven for wildlife and has a beautiful array of plants, shrubs and trees, In an idyllic setting with open fields to three sides. Immediately from the rear of the home is an extensive flagged patio, beyond which is a further raised seating area alongside an impressive three-tiered pond with water feature, extensive lawned space, growing area with raised beds, two green houses and further shed. Towards the bottom of the garden there is a further extensive flagged area with wildlife pond and sizable summer house.





ADDITIONAL INFORMATION

The EPC rating is E and we are informed by the vendor that the property is freehold and the Council tax band is 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



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