

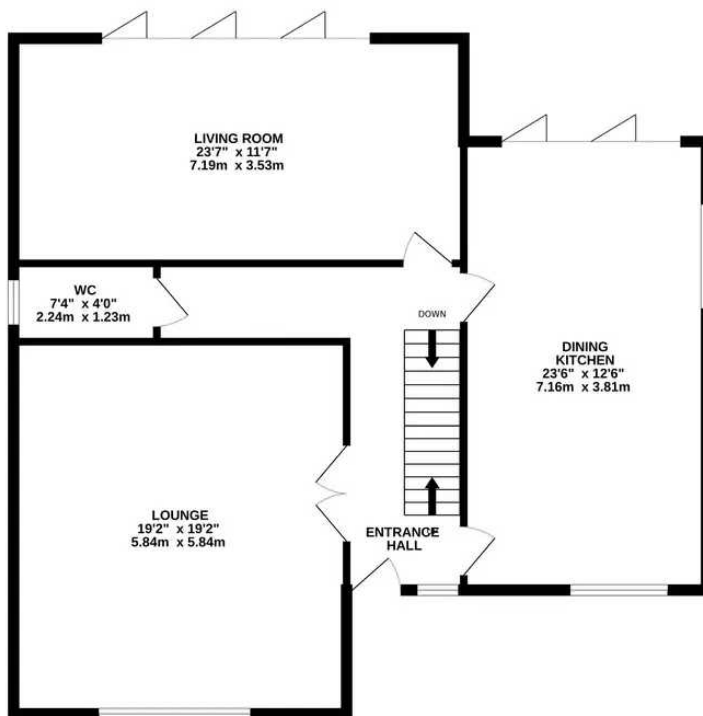


Starling Court, Keresforth Hall Road, Dodworth

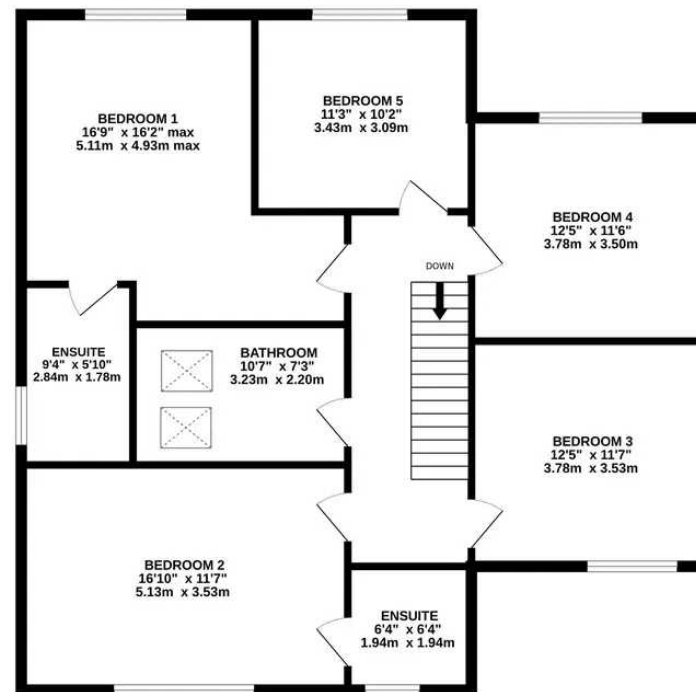
£625,000

Barnsley

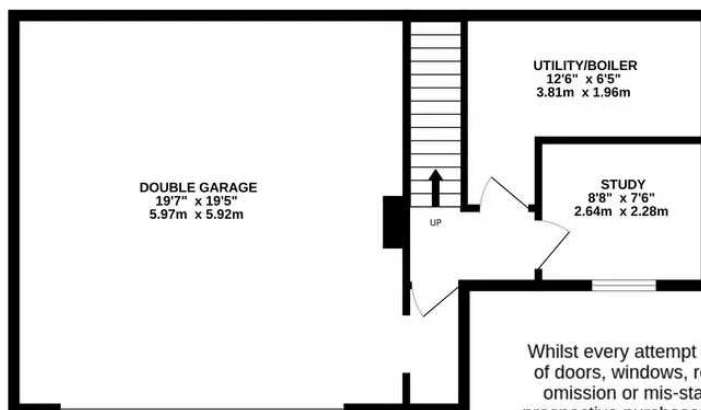
GROUND FLOOR



1ST FLOOR



LOWER GROUND FLOOR



STARLING COURT

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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Starling Court, Keresforth Hall Road

Dodworth, Barnsley

CURRENTLY UNDER CONSTRUCTION AN IMPRESSIVE STONE BUILT DETACHED FAMILY HOME, POSITIONED IN AN ELEVATED POSITION ON AN EXCLUSIVE RESIDENTIAL CUL-DE-SAC, WITH JUST FOUR OTHER PROPERTIES. OFFERING A SUPERB, COMMUTABLE LOCATION, CLOSE TO JUNCTION 37 OFF THE M1 MOTORWAY AND NEARBY TRAIN STATION, GIVING ACCESS TO LEEDS, SHEFFIELD, MANCHESTER AND FURTHER AFIELD. WHILST BEING SUPPORTED LOCALLY BY THE AMENITIES OF DODWORTH VILLAGE AND BARNSELY TOWN CENTRE. Under construction by renowned local builders Earledge Developments, all the homes are furnished to a high standard and must be viewed to be fully appreciated. All houses will have high speed broadband and electric car charge points. The property offers high quality fixtures and fittings in the following configuration, To the lower ground floor: Utility, Study, access to double Garage. ground floor: entrance hall, w.c, dining kitchen, living room and snug. to the first floor there are five double bedrooms including two with en-suites and family bathroom. Externally there are generous gardens to three sides and driveway offering off street parking leading to double garages.

- GROUND FLOOR 103.1sqm GIA
- LOWER GROUND 22.8sqm GIA
- FIRST FLOOR 106.4sqm GIA
- GARAGE 36.0sqm GIA

Simon Blyth
ESTATE AGENTS





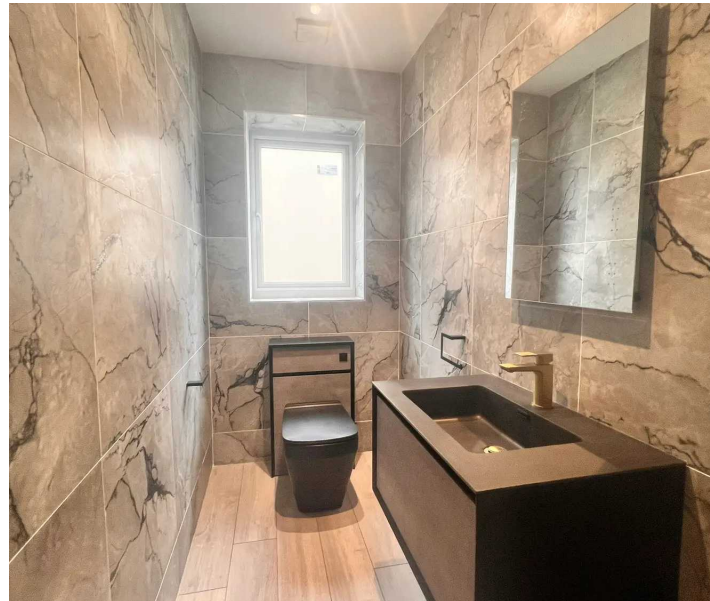
Entrance Hallway

W.C.

Lounge

Dining Kitchen

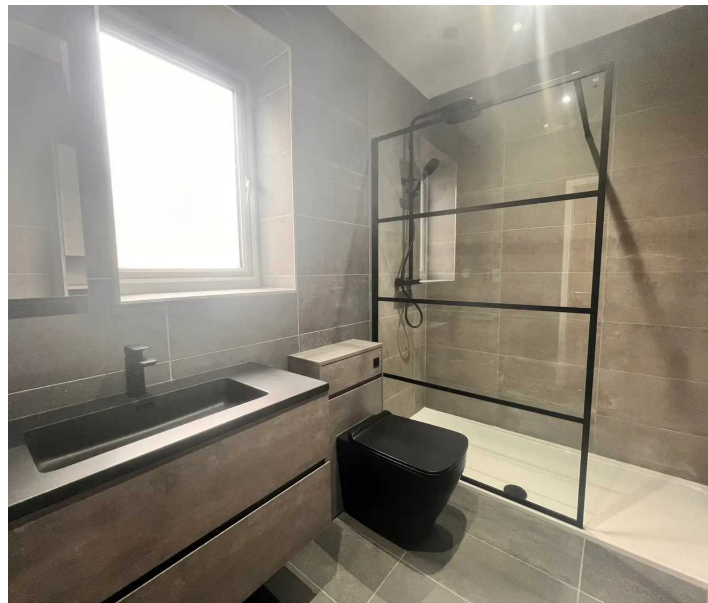
Living Room



Bedroom One

Bedroom One En suite

Bedroom Two





Bedroom Two Ensuite

Bedroom Three

Bedroom Four



Bedroom Five / Study

House Bathroom

Utility





ADDITIONAL INFORMATION

The EPC is a C -69 and the council tax band is TBC, and we are informed by the vendor that the property is Freehold.

VIEWING: For an appointment to view, please contact the Penistone Office 01226 762400.

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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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

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

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