

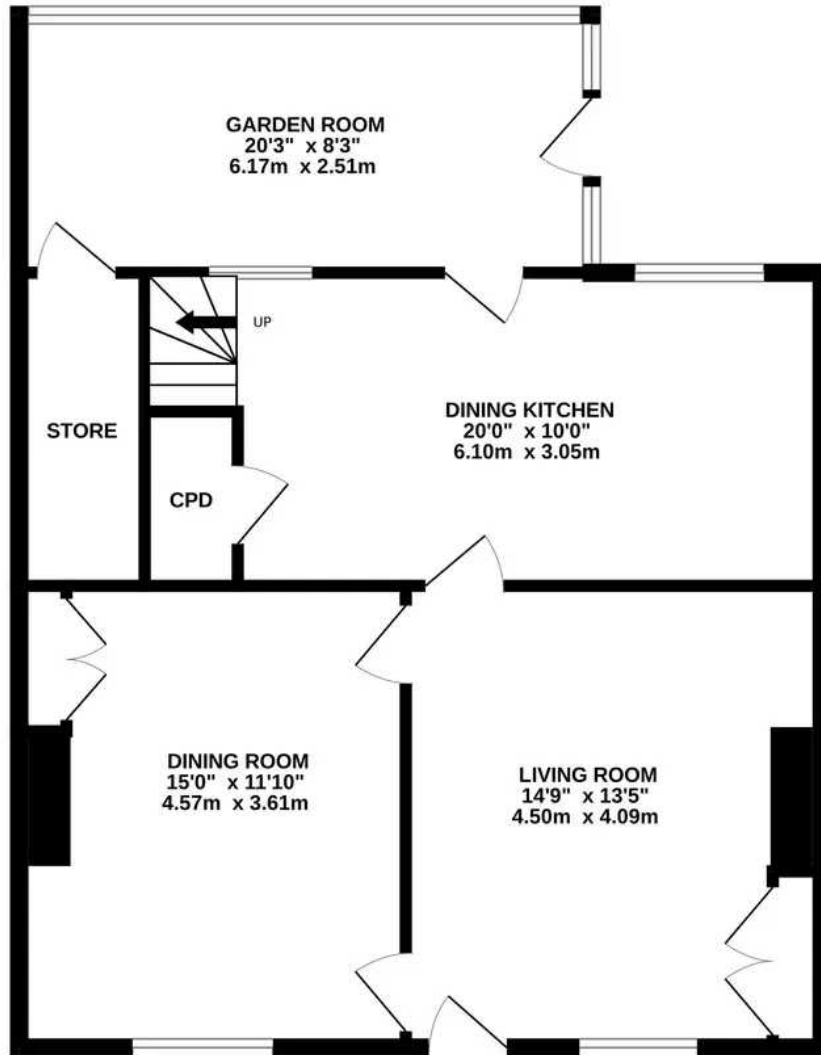


Church Street, Cawthorne

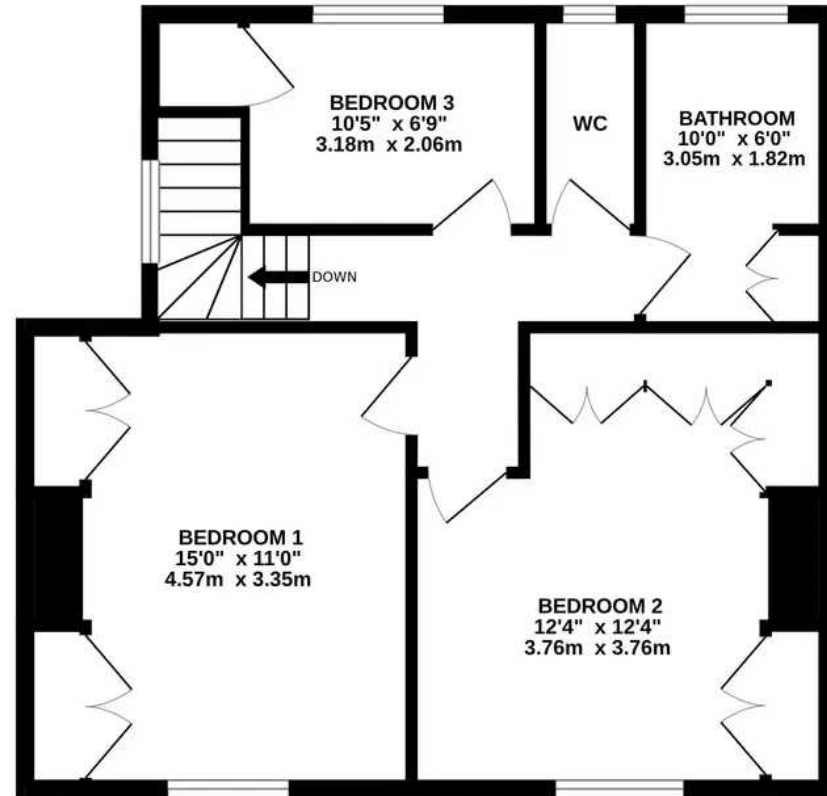
Barnsley

Offers in Region of **£470,000**

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

Cawthorne, Barnsley

LOCATED IN THE CENTRE OF THIS AWARD-WINNING VILLAGE, WE OFFER TO THE MARKET THIS LOVELY EXTENDED PERIOD DETACHED COTTAGE, OFFERING GENEROUS INTERCHANGEABLE ACCOMMODATION IN A SUPERBLY CONVENIENT POSITION BEING IN THE CENTRE OF CAWTHORNE'S COMMUNITY WITH EASY ACCESS TO SHOPS AND CANNON HALL, WHILST BEING WELL SITUATED FOR THE DAILY COMMUTE. Offered to the market with no upper vendor chain, the property briefly comprises to ground floor; living room, dining room, dining kitchen, garden room and store, to first floor there are three bedrooms, W.C and bathroom. Externally, there is a driveway providing off street parking for two vehicles and an enclosed garden to the rear, a truly individual home in a fabulous position which must be viewed to fully appreciate. The EPC rating is D-61 and the council tax band
Council Tax band: D

Tenure: Freehold





ENTRANCE

Entrance gained via a uPVC and decoratively glazed door, into the living room.

LIVING ROOM

A well-proportioned principal, reception space with the main focal point being a coal effect gas fire set within gas surround, there is ceiling light, exposed timber to ceiling, central heating radiator and uPVC sash window to the front.



DINING KITCHEN

From living room, a timber door leads through to dining kitchen, a well sized open plan space separated into two principal areas with ample room for table and chairs if so desired. The kitchen itself has a range of wall and base units in a wood effect shaker style in grey, with contrasting laminate work tops with matching upstands. It has integrated appliances in the form of electric oven with matching electric hob with glass splashback and extractor fan over, plumbing for a washing machine, plumbing for a dishwasher and space for free standing fridge freezer and composite sink with chrome mixer tap over. There are two ceiling lights, central heating radiator, uPVC double glazed window to the rear and timber uPVC single glazed window through to the garden room, which is accessed via timber and glazed door. From dining kitchen there is also a staircase which rises to first floor with storage cupboard underneath.

GARDEN ROOM

A single story addition to the home, with timber double glazing to two sides overlooking the garden, there are ceiling lights, central heating radiator, wood effect laminate flooring and timber and glazed door giving access out. Door in turn then leads through to store, a useful store area with the potential to create a utility or downstairs W.C, given necessary permissions are obtained.





FIRST FLOOR LANDING

From dining kitchen staircase rises and turns to first floor landing with ceiling light, uPVC double glazed window to the side and access to the loft via a hatch, here we gain entrance to the following rooms.

BEDROOM ONE

A spacious double bedroom with built in wardrobes, ceiling light, central heating radiator and uPVC sash window to the front.

BEDROOM TWO

A double bedroom with two banks of fitted wardrobes, there is ceiling light, wall light, central heating radiator and double glazed sash window to the front.

BEDROOM THREE

With built in cupboard above the stairs, there is ceiling light, central heating radiator and uPVC double glazed window to the rear.

W.C.

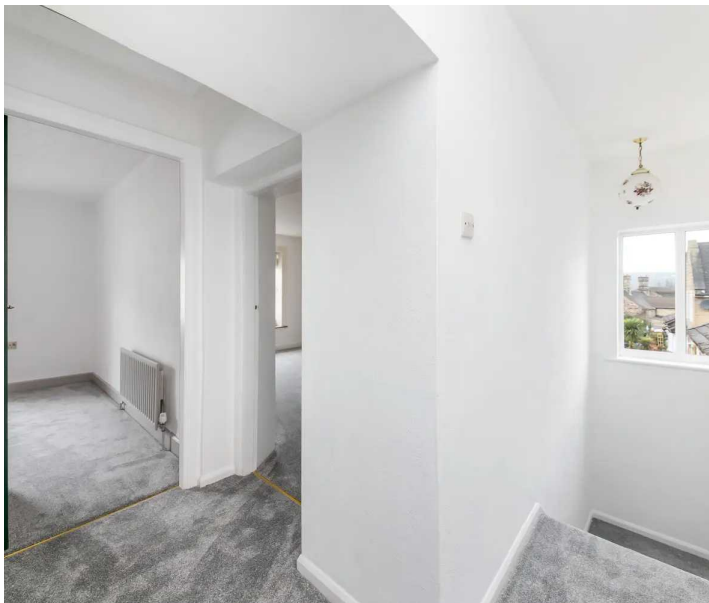
A close coupled W.C. with ceiling light, and obscure uPVC window.

BATHROOM

With cast iron bath with chrome taps over and Mira shower with mains fed shower over, basin with chrome taps. There is ceiling light, shaving socket, towel rail / radiator, obscure uPVC double glazed window to the rear and built in cupboard housing the ideal logic combination boiler.

OUTSIDE

In front of the home, an iron gate which opens onto cottage style frontage with perimeter walling and iron railing. To the side of the house is a flagged driveway which provides off street parking leading to twin iron gates which extend providing further off-street parking to the rear, with potential for garage given necessary consensus. To the rear of the home is a pleasant and well sized garden fully enclosed with perimeter fencing, immediately behind the home there is a flagged patio seating area leading to lawned garden with perimeter flower beds containing various plants and shrubs, there is hard standing for shed and greenhouse





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W.C.

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