

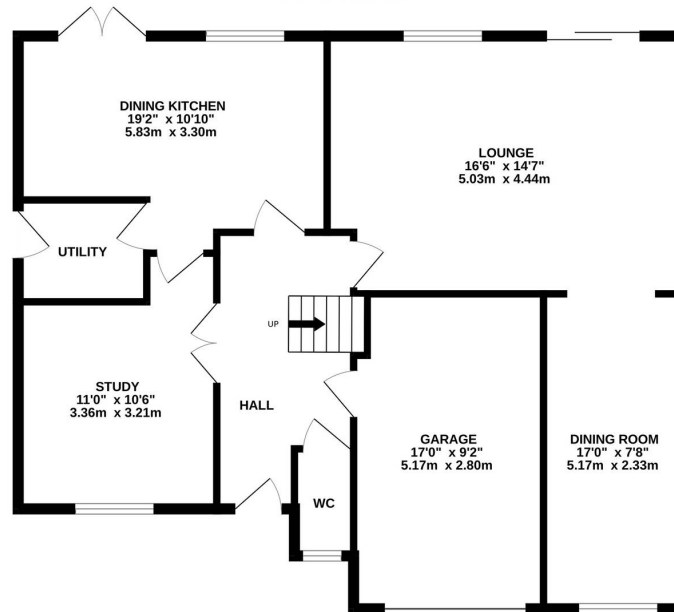


Nether Royd View, Silkstone Common

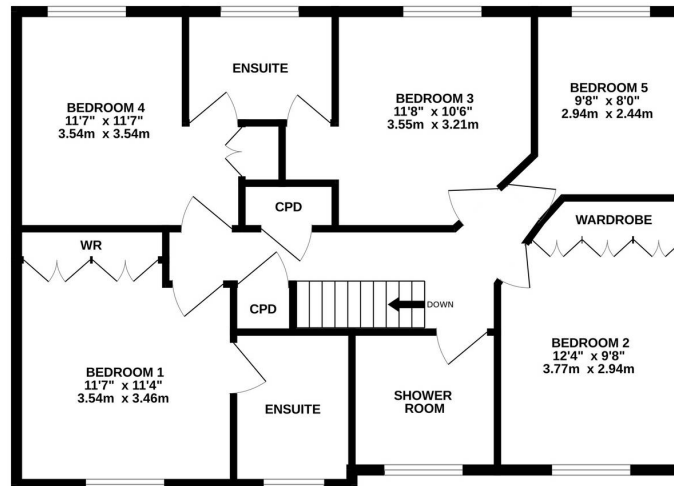
Barnsley

Offers in Region of **£475,000**

GROUND FLOOR



1ST FLOOR



NETHER ROYD VIEW

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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Nether Royd View

Silkstone Common, Barnsley

A SUPERBLY PROPORTIONED FIVE BEDROOM DETACHED FAMILY HOME, LOCATED TOWARDS THE END OF THIS QUIET RESIDENTIAL CUL-DE-SAC IN THIS HIGHLY REGARDED VILLAGE, WITH EXCELLENT LOCAL SCHOOLING, TRAIN STATION AND POSITIONED CLOSE TO THE TRANS PENNINE TRAIL AND FABULOUS LOCAL COUNTRYSIDE. OFFERING A WEALTH OF VERSATILE ACCOMMODATION IN A TWO STOREY CONFIGURATION, THE HOME IS CONFIGURED AS FOLLOWS; To the ground floor, entrance hallway, downstairs W.C., dining kitchen, utility, living room, dining room and home office. To the first floor, there are five bedrooms including principal bedroom with en-suite and four further bedrooms including Jack and Jill en-suite to bedrooms two and three and further modern family shower room. Outside, to the front of the property there is a double driveway leading to single garage and low maintenance garden to the rear.

- FIVE BEDROOM FAMILY HOME
- HIGHLY REGARDED VILLAGE
- DOUBLE DRIVEWAY
- OFFERS A WEALTH OF VERSATILE ACCOMODATION
- QUIET RESIDENTIAL CUL-DE-SAC



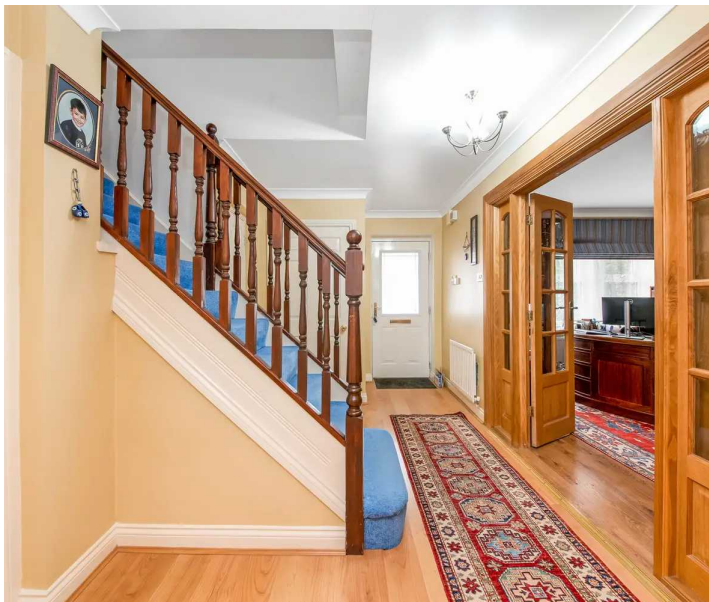


ENTRANCE HALLWAY

Entrance gained via composite and obscure glazed door into the entrance hallway. With spindle staircase rising to the first floor as the central point, ceiling light, coving to the ceiling, central heating radiator and wood effect laminate flooring. Here we also gain access to the integral garage and the following rooms;

DOWNSTAIRS W.C.

Comprising of a two piece white suite in the form of close coupled W.C. and pedestal basin with chrome mixer tap over. There is ceiling light, central heating radiator, wood effect laminate flooring and obscure uPVC double glazed window to the front.

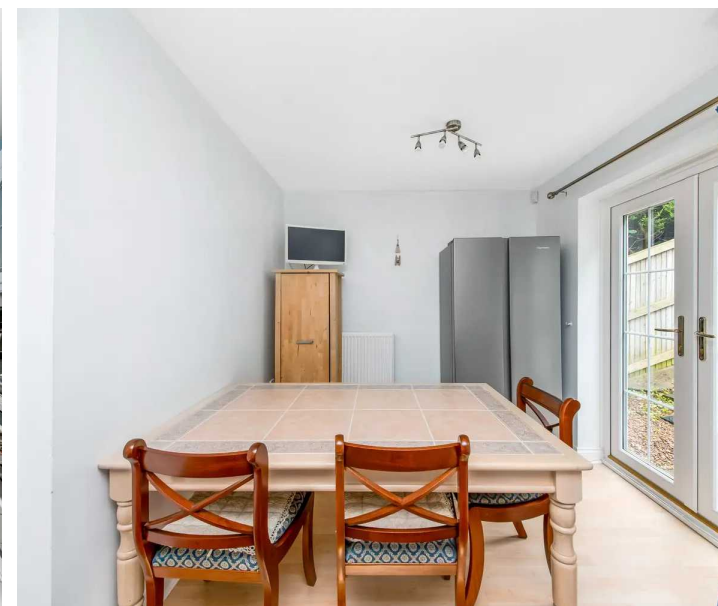


DINING KITCHEN

A fabulously proportioned dining kitchen, with ample room for a dining table and chairs. The kitchen itself has a range of wall and base units in a high gloss white shaker style with laminate worktops, tile splashback and tiled floor. There is an integrated electric oven and grill with four burner gas hob and extractor fan over, integrated fridge freezer, plumbing for a dishwasher and a one and a half bowl sink with chrome mixer tap over. The room is lit by two ceiling lights and natural light is gained via uPVC double glazed window and twin French doors giving access to the rear garden from the dining area. There are two central heating radiators. A door opens through to the utility.

UTILITY

With continuation of the wood effect shaker style units, laminate worktops, plumbing for a washing machine, space for a tumble dryer and stainless steel sink with chrome taps over. There is ceiling light, extractor fan, central heating radiator, tiled floor and composite and obscure glazed door giving access to the side of the home. Here we also find the Vaillant boiler.





LOUNGE

A well proportioned principal reception space with the main focal point being a gas fire set within an ornate surround. There is ceiling light with ceiling rose, coving to the ceiling, two central heating radiators and wood effect laminate flooring. Twin French doors in uPVC give access to the rear garden with additional uPVC window. From the lounge an archway leads through to the dining room.

DINING ROOM

Having originally been part of the double garage, this section has been converted to create additional reception space and has inset ceiling spotlights, coving to the ceiling, central heating radiator, continuation of the wood effect laminate flooring and two uPVC double glazed windows to the front.



HOME OFFICE

An excellent space, ideal for those looking to work from home and has been used as such for many years. This can be accessed from the door from the dining kitchen or indeed from the twin French doors in oak and glazing from the entrance hallway. There is ceiling light with ceiling rose, coving to the ceiling, wood effect laminate flooring, central heating radiator and bank of three uPVC double glazed windows to the front.

FIRST FLOOR LANDING

From the entrance hallway the staircase rises to the first floor landing, with spindle balustrade, ceiling light, central heating radiator and access to the loft via a hatch. There is also access to an airing cupboard with the hot water tank and further cupboard above the stairs. Here we gain access to the following rooms.





BEDROOM ONE

A generous principal bedroom with a bank of fitted wardrobes, ceiling light, coving to the ceiling, central heating radiator, wood effect laminate flooring and two uPVC double glazed windows to the front. A door opens through to the en-suite shower room.

EN-SUITE SHOWER ROOM

Comprising of a three piece modern white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over, walk in shower with mains fed chrome mixer shower within and glazed screen. There are inset ceiling spotlights, extractor fan, full tiling to the walls and floor, chrome towel rail/radiator and obscure uPVC double glazed window to the front.



BEDROOM TWO

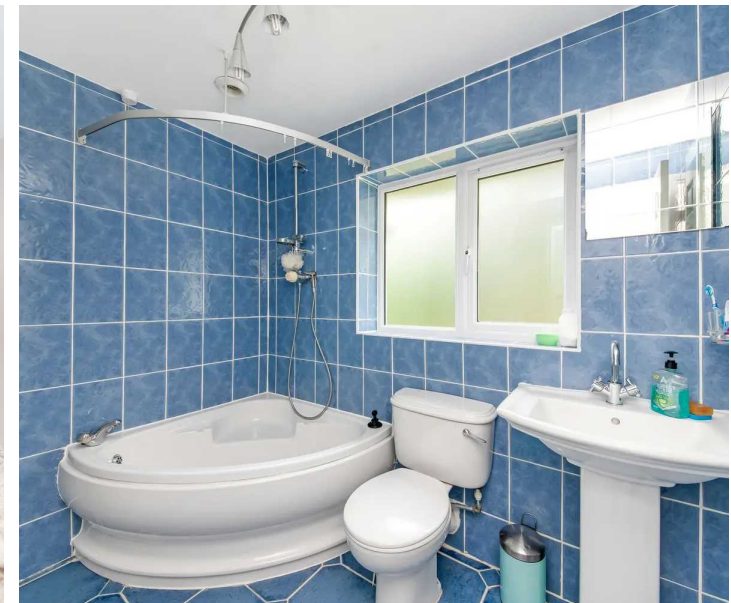
A double bedroom, currently used as an additional lounge area. There is ceiling light, central heating radiator, wood effect laminate flooring, built in cupboard and uPVC double glazed window to the rear.

EN-SUITE JACK AND JILL BATHROOM

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over and corner bath with chrome mixer tap and shower attachment over. There is ceiling light, full tiling to the walls and floor, central heating radiator and obscure uPVC double glazed window to the rear.

BEDROOM THREE

A further double bedroom with ceiling light, central heating radiator, wood effect laminate flooring and uPVC double glazed window to the rear.





BEDROOM FOUR

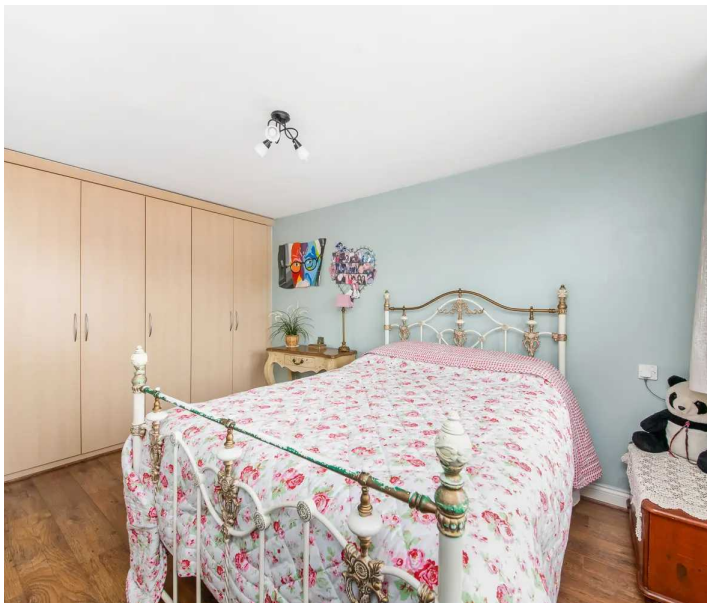
A front facing double bedroom with a bank of fitted wardrobes, ceiling light, central heating radiator, wood effect laminate flooring and uPVC double glazed window.

BEDROOM FIVE

Currently used as a dressing room, there is ceiling light, central heating radiator and uPVC double glazed window to the rear.

FAMILY SHOWER ROOM

An upgraded shower room with three piece white sanitary ware in the form of close coupled W.C., pedestal basin with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, full tiling to the walls and floor, chrome towel rail/radiator and obscure uPVC double glazed window to the front.





OUTSIDE

To the front of the home, there is a tarmacked double driveway providing off street parking for two vehicles leading to the single integral garage with up and over door and pedestrian access from the entrance hallway. Also to the front, there is a low maintenance gravelled area with perimeter hedging. A timber gate gives access to the side of the home which in turn leads to the rear garden. To the rear is a fully enclosed low maintenance garden with perimeter fencing, immediately behind the home is a flagged path and seating area with rockery and steps leading up to the upper tier, with a further low maintenance gravelled area and raised timber decked space providing a pleasant seating space and enjoying a pleasant position.



ADDITIONAL INFORMATION:

The EPC rating is a D-67 and the Council Tax band is a F.

VIEWING:

For an appointment to view, please contact the Penistone office on 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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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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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 TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



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