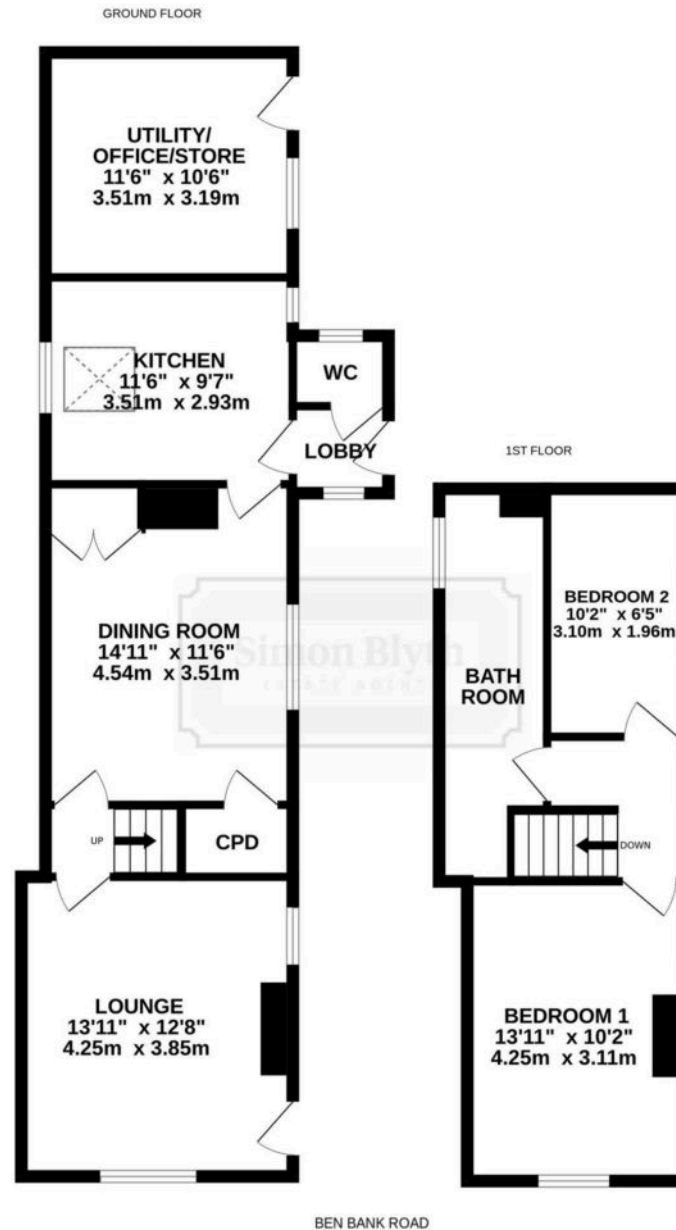




Woodview Cottage, Ben Bank Road, Silkstone Common
Barnsley

Offers in Region of **£250,000**



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Woodview Cottage, Ben Bank Road, Silkstone Common

Barnsley

AN INDIVIDUAL HOME FORMING HALF OF A SIGNIFICANT DETACHED DWELLING, BEAUTIFULLY PRESENTED AND EXTENDED SEMI-DETACHED HOME, OFFERING WELL APPOINTED ACCOMMODATION TOWARDS THE CENTRE OF THIS WELL REGARDED SEMI-RURAL VILLAGE WITH MANY LOCAL AMENITIES INCLUDING, PUB, BAKERY AND ACCESS TO SILKSTONE COMMON TRAIN STATION. HAVING BEEN LOVINGLY UPDATED AND IMPROVED BY THE CURRENT VENDOR THE HOME NOW OFFERS A TWO BEDROOM ACCOMMODATION WITH THE FOLLOWING CONFIGURATION: To ground floor, entrance porch, downstairs W.C, living room, lounge, breakfast kitchen. To first floor, there are two bedrooms and a four piece family bathroom. Outside, there are gardens to three sides including off-street parking for numerous vehicles and potential for garaging. Also towards the rear there is access to a significant outbuilding, currently used as a utility room with further scope to create additional living accommodation giving the necessary planning and consents. A lovely individual home with a viewing simply a must to fully appreciate the quality of fixtures and fittings in this convenient and highly sought after location. EPC Rating D-62 Council Tax band: C





ENTRANCE PORCH

Entrance gained via a uPVC obscured glazed door to the side of the building. The space features a uPVC double-glazed window to the front and a wall light. A timber door leads to the downstairs WC, while a decorative timber and glazed door opens into the breakfast kitchen.

DOWNSTAIRS WC

Comprising a high-level WC and a basin set within a vanity unit with a chrome mixer tap over. The space also features a wall light

BREAKFAST KITCHEN

With space for a breakfast table and chairs, this single-storey extension to the home features a range of wood-effect base units complemented by a contrasting wood-block worktop and tiled backsplash. Integrated appliances include an electric oven with a four-burner electric hob, while there is space for an additional appliance. A breakfast bar seating area and a ceramic sink with a mixer tap over complete the space. The room benefits from inset ceiling lights, a central heating radiator, and natural light gained via uPVC double glazing to two sides, as well as a Velux skylight to the ceiling. A timber and glazed door leads through to the living room.



LIVING / DINING ROOM

A versatile additional reception space, currently utilised as a second lounge but equally suited for use as a formal dining area. The main focal point is a multi-fuel stove set within a surround. The room features a ceiling light, central heating radiator, wood-effect laminate flooring, and a uPVC double-glazed window to the side. Period features include a built-in cupboard, and there is also a further door opening to an under-stairs cupboard housing the Baxi boiler. A timber and glazed door opens to the inner hallway.

INNER HALLWAY

Featuring a ceiling light and a staircase rising to the first floor. An additional timber and glazed door leads through to the lounge.

LOUNGE

A front-facing reception space enjoying natural light from uPVC double-glazed windows on two separate elevations. The main focal point is an ornate fireplace. The room features a ceiling light, two wall lights, a vertical central heating radiator, and wood-effect laminate flooring. A uPVC door to the side provides additional access to and from the home.





FIRST FLOOR LANDING

Featuring a ceiling light and providing access to the following rooms:

BEDROOM ONE

An exceptionally well-proportioned double bedroom positioned to the front of the home, featuring uPVC double glazing to both the front and side. The room enjoys a view to the front elevation across the valley. Additional features include a ceiling light, wood-effect laminate flooring, a central heating radiator, and access to the loft space via a hatch.

BEDROOM TWO

Featuring a built-in wardrobe, ceiling light, central heating radiator, and a uPVC double-glazed window to the side. Access to the loft space is available via a hatch.

BATHROOM

A well-sized family bathroom boasting a four-piece white suite in an antique style, comprising a close-coupled WC, pedestal basin with chrome taps over, bath with chrome taps, and a separate shower enclosure with a mains-fed chrome mixer shower. Additional features include a ceiling light, central heating radiator, and an obscured uPVC double-glazed window to the side.





OUTSIDE

To the front of the home there is a lawned garden space with plenitude of flower beds containing various plants. There is a tarmacked driveway to the side of the home providing further off-street parking, flanked by a low maintenance raised beds and further lawned area. A field gate opens up to the side garden which has additional off-street parking space and this in turn leads to the back garden. Predominately low maintenance with various flagged seating areas and hard-standing for summer house and there is also potential for lawn or artificial grass space or indeed, the reinstated of a garage if so desires and given the necessary planning and consents. The garden has perimeter walling and fencing.

OUTBUILDING

A single storey extension to the home adjacent to the kitchen. This is currently used as a utility space and has worktops and base units, plumbing for a washing machine and space for further appliances and sink with chrome mixer taps over. There is ceiling strip light and uPVC double glazed window to side and uPVC stable style door giving access out.



ADDITIONAL INFORMATION:

The EPC rating is a D- 62 and the Council Tax band is a C.

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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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

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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.

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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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