



7 Cypress Heights, Barnsley, S71 1WA

**Offers In The Region Of £270,000**

MERRYWEATHERS are proud to offer to the market this fantastic FOUR bedroom detached property which would make the perfect family home and offers good sized living accommodation throughout. The EPC rating is a high B rating due to the current owner investing in solar panel which are owned outright. Having good access to the town centre this definitely is worth a look. The property briefly comprises of a Large stylish Lounge, dining area, modern Kitchen and downstairs WC. To the first floor accommodation there are FOUR double bedrooms with a En Suite to the master and family Bathroom. This Fabulous family sized home offers a single garage with off road parking and garden to the rear.

Viewing is Highly recommended to appreciate what this beautiful home has to offer call MERRYWEATHERS today to arrange your viewing on 01226 730850.



### Lounge 22'0" x 10'6" (6.73 x 3.22)



With a front facing UPVC window and UPVC French doors to the rear, Two central heating radiators and decorative coving to the ceiling. There is also feature light work to ceiling and a focal point pallet board chimney breast with log store. The room has a fitted feature television stand with reclaimed factory tote boxes for storage.

### Dining Area



With a open staircase rising to the first floor accommodation. This is a truly unique space with part wall panelling and reclaimed timber clad to the feature wall. The room has feature lighting to ceiling and a painted concrete floor, central heating radiator, UPVC window to the front and access to the downstairs w /c.

### Down Stairs WC 4'10" x 4'3" (1.49 x 1.31)



With a two piece suite to include a low flush WC, pedestal hand wash basin and central heating radiator.

### Kitchen 8'8" x 15'5" (2.66 x 4.71)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include a four ring gas hob with electric oven below, stainless steel splash-back and extractor hood above. With space and plumbing for a automatic washing machine, fridge and freezer. With rear facing UPVC door entering the rear garden and central heating radiator.

### Master Bedroom 10'10" x 10'5" (3.31 x 3.20)



With a front facing UPVC window, central heating radiator and built in wardrobe. The room benefits from neutral décor and carpet to the flooring.

### En Suite 5'9" x 4'3" (1.76 x 1.30)



With a three piece suite comprising of a walk in shower, vanity hand wash unit and low flush WC. With central heating radiator and opaque double glazed window.



**Bedroom Two 11'8" x 9'1" (3.56 x 2.77)**



With a front facing UPVC window and central heating radiator and carpet to the flooring.

**Bedroom Three 9'1" x 9'10" (2.77 x 3.01)**



With a rear facing UPVC window and central heating radiator. The room is decorated neutrally with carpet to the flooring.

**Bedroom Four 8'5" x 9'5" (2.57 x 2.89)**



With a rear facing UPVC window enjoying far reaching views toward Barnsley centre and central heating radiator. The room is currently being used as a home office but is of double size and has neutral décor.

**Family Bathroom 5'2" x 7'1" (1.58 x 2.18)**



With a three piece suite comprising of a bath with shower above, hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

**Front Elevation**



To the front of the property is a brick paved drive allowing space for off road parking. To the side of the property is a single sized garage with lighting, electrics and up and over door with additional drive to the front allowing for further off road parking.

**Rear Elevation**



To the rear of the property is a family sized laid to lawn garden surrounded by a timber fence. A garden room is fully insulated with power and lighting, a versatile space currently used as a workshop.

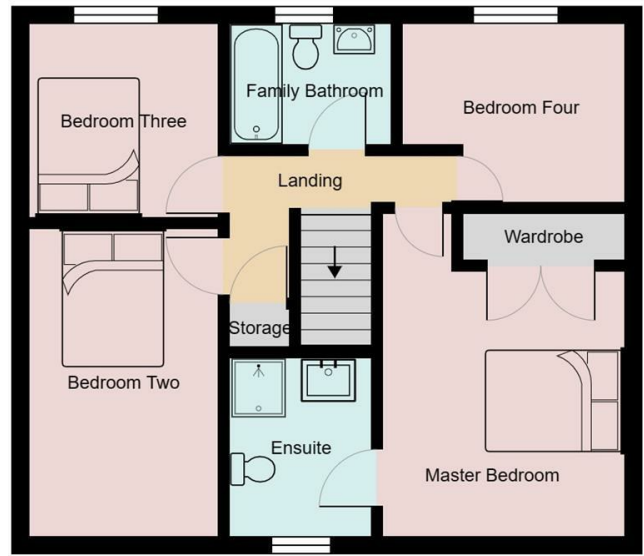
**Material Information**

The Property is under Barnsley Council Council Tax Band D  
The property is Freehold

# Floor Plan

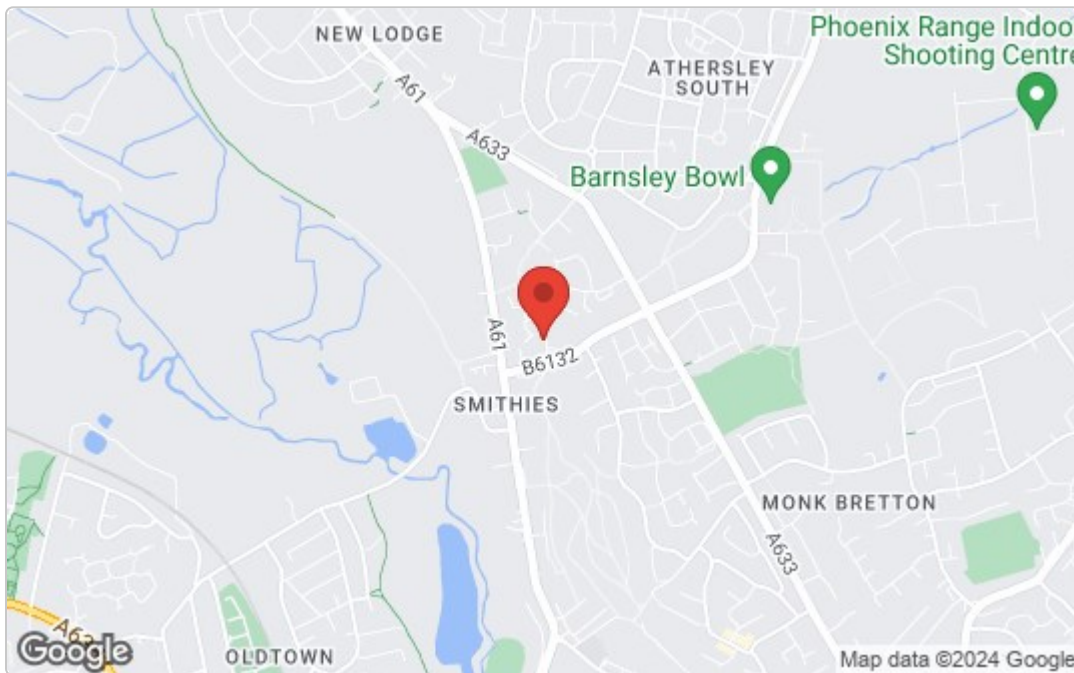


Ground Floor



First Floor

# Area Map



# Energy Efficiency Graph

| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  | 89                      | 90        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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