



10 Laithe Croft, Dodworth, Barnsley, S75 3LZ

**Offers In The Region Of £230,000**

MERRYWEATHERS are proud to offer to the market this three storey town house. The property has three bedrooms and enjoys a fantastic location near the centre of the village.

A great family property and beautifully presented throughout.

The property briefly comprises of a welcoming entrance hall, bedroom with en suite and integral garage to the ground floor. To the first floor there are a further two bedrooms and a house bathroom. The second floor consists of a large lounge and separate kitchen. externally there is parking to the front and an enclosed garden to the rear.

Viewings are HIGHLY recommended to appreciate what this property has to offer.

Call MERRYWEATHERS today to arrange you viewing on 01226730850

## Entrance Hall



With a front facing composite entrance door, central heating radiator and stairs raising to the first floor accommodation.

## Lounge 15'7" x 15'5" reducing to 8'2" (4.77 x 4.71 reducing to 2.49)



Located on the second floor, with two rear facing UPVC windows and two central heating radiators. The room is decorated tastefully with decorative coving to the ceiling and carpet to the flooring.

## Kitchen 12'3" x 8'0" (3.74 x 2.46)



Set beneath the front 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 located on the second floor with a comprehensive range of wall, base and drawer units. With integrated appliances to include Electric oven and hob with hood above, fridge freezer and dishwasher. With central heating radiator and useful pantry area in the hallway.

## Master Bedroom 14'3" x 8'7" (4.36 x 2.63)



Located to the front of the property on the first floor with central heating radiator and double glazed French doors to the Juliet balcony.

## Second Bedroom 8'7" x 12'8" (2.63 x 3.88)



Located to the rear of the property on the first floor is the second bedroom. Being of double size with a central heating radiator and UPVC window.

## Bathroom 7'1" x 6'3" (2.18 x 1.92)



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

## Third Bedroom 11'10" x 8'3" (3.62 x 2.53)



Located on the ground property with rear facing UPVC door to garden. The room benefits from fitted wardrobes and central heating radiator.

### **En Suite 8'4" x 3'2" (2.55 x 0.97)**



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

### **Garage 8'3" x 15'8" (2.53 x 4.79)**

With a electric roller door, The garage benefits from full electrics including lights and plumbing for a automatic washing machine.

### **External**



To the front of the property is a driveway which in turn leads to the integral garage, there is also further hard standing providing off road parking for a second vehicle. To the rear of the property is a laid to lawn garden with decking and patio area.

### **Material Information**

Council Tax Band: C

Tenure : Freehold

Property Type Town House

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

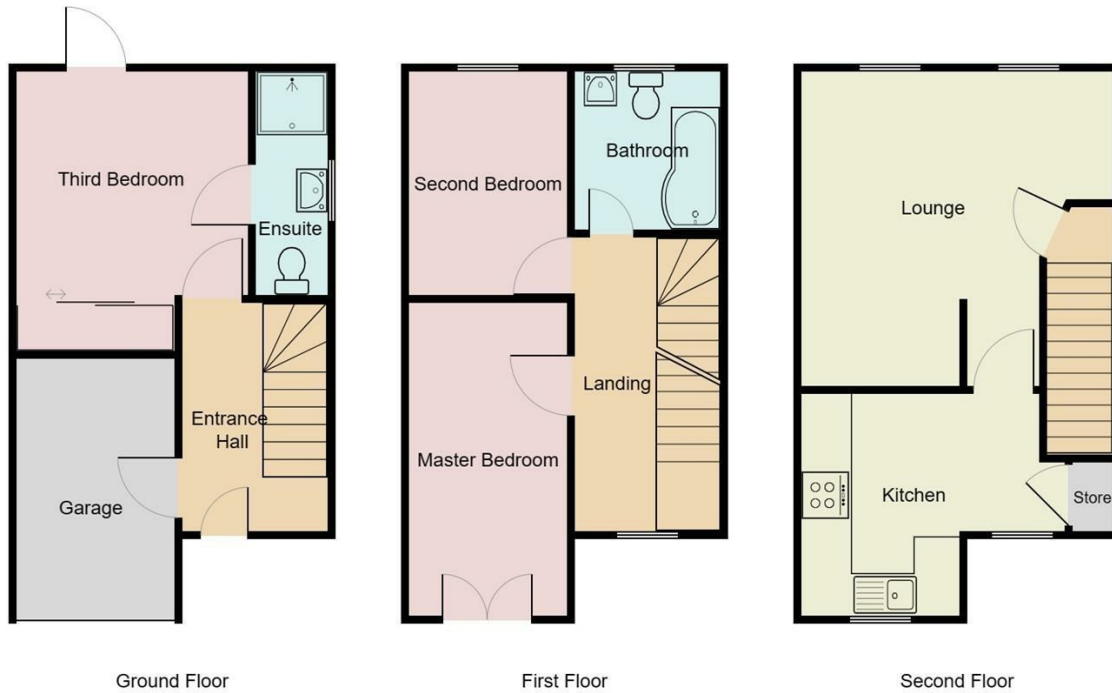
Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is

a f f e c t e d b y c o a l m i n i n g .  
<https://www.groundstability.com/public/web/home.xhtml>  
We advise all clients to discuss the above points with a conveyancing solicitor.

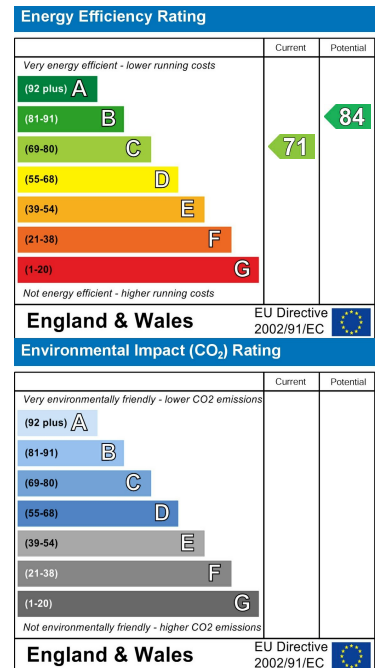
## Floor Plan



## Area Map



## Energy Efficiency Graph



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**Merryweathers (Barnsley) Limited** 8 Regent Street, Barnsley, S70 2EJ

Tel: 01226 730850 E-mail: barnsley@merryweathers.co.uk

**Offices also at: Rotherham, Doncaster, Mexborough & Maltby**

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

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