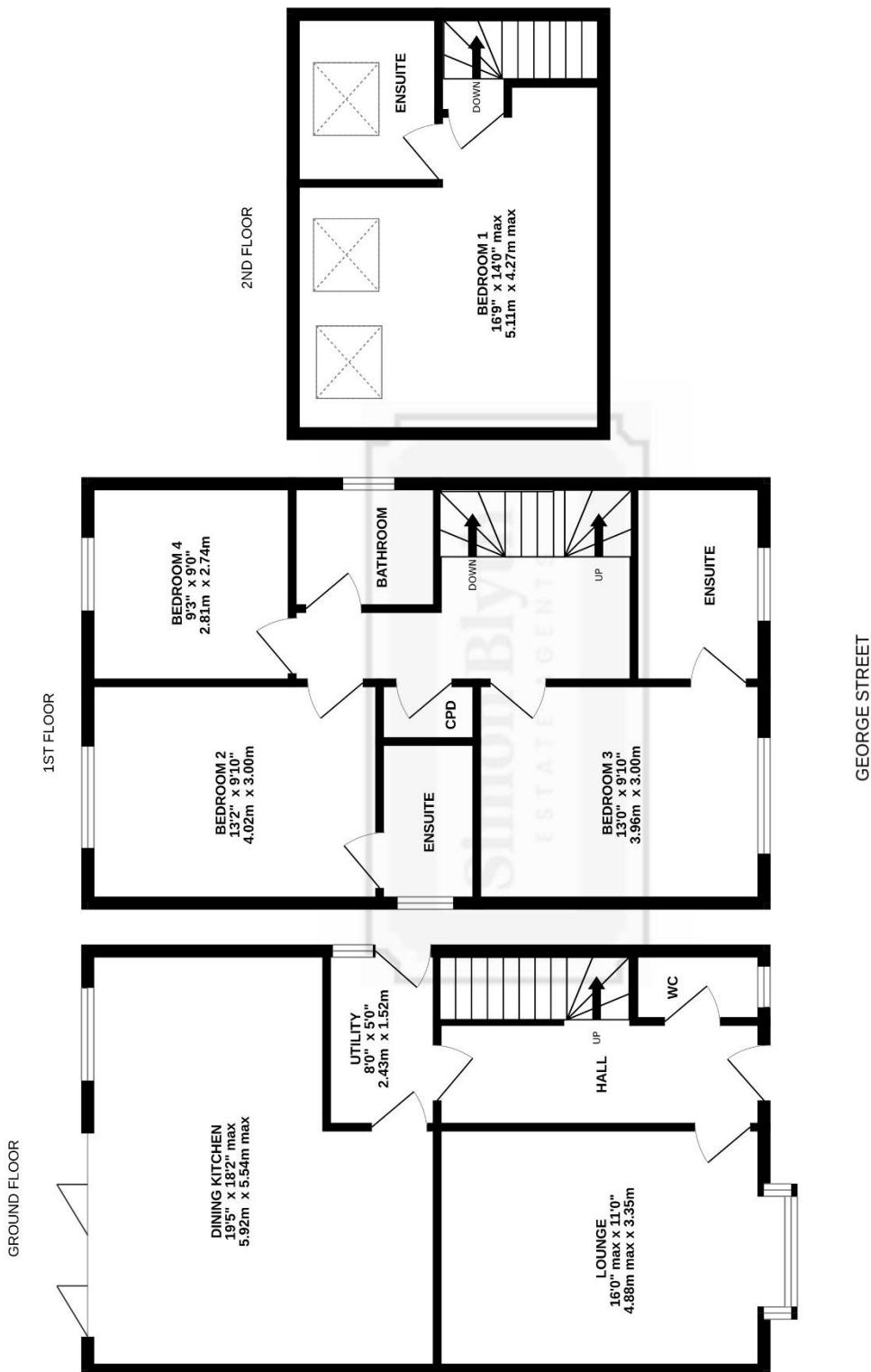




Simon Blyth
ESTATE AGENTS



2B George Street, South Hieldley, Barnsley S72 9BX



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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PROPERTY DESCRIPTION

LOCATED IN THE HIGHLY SOUGHT AFTER AREA OF SOUTH HIENDLEY, THIS DETACHED EXECUTIVE FAMILY HOME IS COMING TO THE MARKET IN AN IMMACULATE CONDITION. BUILT IN 2022, THIS PROPERTY IS COMPLETED TO A HIGH STANDARD, WITH A MODERN TOUCH THROUGHOUT. WITH PLENTY OF INTERNAL AND EXTERNAL SPACE, THIS IMPRESSIVE FOUR-BEDROOM PROPERTY, IS READY FOR YOU TO MOVE INTO. WITH EASY ACCESS TO COMMUTER LINKS AND BENEFITING FROM MANY LOCAL AMENITIES AS WELL AS SCHOOLING AND COUNTRY WALKS.

The accommodation briefly compromises of, to the ground floor : Entrance Hall, downstairs W.C., lounge, kitchen diner and utility room. To the first floor: two double bedrooms with a ensuites, a single bedroom currently being used as a dressing room and family bathroom. To the second floor : bedroom one with ensuite. Externally, there is a shared drive for off street parking, garage with power & lighting and enclosed rear garden with lawned area and patio.

Offers Around £425,000

ENTRANCE

Entrance gained via composite door into entrance hall with tiled flooring, inset spotlights, central heating radiator and staircase rising to first floor. From here we gain entrance to the following rooms.



DOWNSTAIRS W.C

Comprising of a two-piece white suite in the form of low-level W.C and pedestal basin with chrome mixer tap over. The room has inset ceiling spotlights, part tiling to walls, chrome towel rail / radiator and uPVC obscure double-glazed window.



LIVING ROOM

Measurements – 16'0" x 11'0"

A spacious front facing reception room with inset ceiling spotlights, central heating radiator and uPVC double glazed bay window to front.



UTILITY

Measurements – 8'0" x 5'0"

Having base units in a high gloss white with marble effect worktops over, plumbing for a washing machine and space for a tumble dryer. The room has inset ceiling spotlights, tiled flooring, uPVC double glazed window and composite door leading to the side of the property.



DINING KITCHEN

Measurements – 19'5" x 8'2"

A spacious dining kitchen with ample room for dining furniture as well as a breakfast bar seating area with base units and contrasting worktops over. The kitchen itself has a range of wall and base units in a high gloss grey with contrasting worktops over and tiled splashbacks. Integrated appliances in the form of; integrated fridge / freezer, integrated electric oven and grill, integrated microwave, integrated electric hob with chimney style extractor fan over and one and half bowl stainless steel sink with chrome mixer tap over. The room has inset ceiling spotlights, under cupboard lighting, tiled flooring, uPVC double-glazed window overlooking the rear of the property, and a bank of bi-fold doors which gives you access to the rear garden and patio area.



FIRST FLOOR LANDING

From the entrance hallway a staircase rises to first floor landing with inset ceiling spotlights, uPVC obscure double glazed window and staircase rising to second floor. From here you gain access to the following rooms.

BEDROOM TWO

Measurements – 13'2" x 9'10"

A spacious double room with inset ceiling spotlights, central heating radiator and uPVC double glazed window.



EN SUITE SHOWER ROOM

Comprising of a three-piece suite in the form of; close coupled W.C, basin sat within vanity unit with chrome mixer tap over and shower enclosure with mains fed chrome waterfall effect shower within with separate handheld attachment. The room has inset ceiling spotlights, chrome towel rail / radiator and obscure uPVC double glazed window.

BEDROOM THREE

Measurements – 13'0" x 9'10"

A further double bedroom with inset ceiling spotlights, central heating radiator and uPVC double glazed window overlooking the front of the property.



EN SUITE SHOWER ROOM

Comprising of a three-piece suite in the form of; close coupled W.C, basin sat within vanity unit with chrome mixer tap over and shower enclosure with mains fed chrome waterfall effect shower within with separate handheld attachment. The room has inset ceiling spotlights, chrome towel rail / radiator and obscure uPVC double glazed window.



BEDROOM FOUR

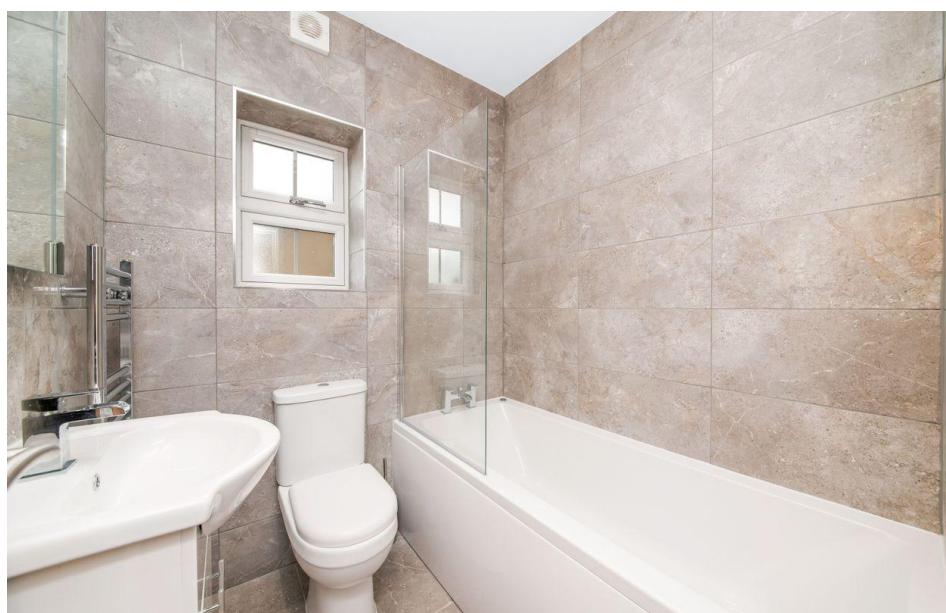
Measurements – 9'3" x 9'0"

Currently utilised as a walk-in wardrobe but can easily be made back to a bedroom. The room has inset ceiling spotlights, central heating radiator and uPVC double glazed window overlooking the rear garden.



BATHROOM

A modern family bathroom comprising of a three-piece suite in the form of; close coupled W.C, pedestal basin sat within vanity unit with chrome mixer taps over and bath with chrome mixer taps and shower over with shower over and glazed shower screen. The room has inset ceiling spotlights, full tiling to walls and floor, extractor fan, chrome towel rail / radiator and uPVC obscure double glazed window



SECOND FLOOR LANDING

A staircase rises from the first-floor landing to the second-floor landing with uPVC double glazed window and access to the following rooms.

BEDROOM ONE

Measurements – 16'9" x 14'0"

A spacious double bedroom with inset ceiling spotlights, central heating radiator and two Velux skylights.



EN SUITE SHOWER ROOM

Comprising of a three-piece suite in the form of; close coupled W.C, basin sat within vanity unit with chrome mixer tap over and walk in shower with mains fed chrome waterfall effect shower within with separate handheld attachment. The room has inset ceiling spotlights, full tiling to walls floor, extractor fan, chrome towel rail / radiator and Velux skylight.

OUTSIDE

To the front of the home is a block paved shared driveway providing off street parking for three vehicles which leads to a single semi-detached garage with perimeter walling and hedging. To the rear of the home is a flagged patio seating area with lawned garden space. The rear garden is full enclosed with perimeter walling and access to the garage.



ADDITIONAL INFORMATION

EPC rating – B

Property tenure – Freehold

Local authority – Wakefield Council

Council tax band – E

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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If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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 TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

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