

Simon Blyth

ESTATE AGENTS



Sheffield Road, Barnsley

Barnsley

Offers in Region of £140,000



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Barnsley, Barnsley

THIS STONE FRONTED, MID TERRACE PROPERTY IS BEING OFFERED TO THE MARKET WITH THE EXCELLENT OPPORTUNITY FOR MODERNISATION. SET OVER FOUR FLOORS, WITH FOUR BEDROOMS, THIS PROPERTY PROVIDES AMPLE SPACE AND THERE IS PLENTY OF SCOPE TO TRANSFORM THIS PROPERTY INTO A LOVELY FAMILY HOME. The property briefly compromises of, to the ground floor : living room and kitchen. To the first floor : two generous sized bedrooms and bathroom. To the second floor : a further two generous sized bedrooms. To the basement : a cellar and garage. To the exterior : offroad parking and yard.

Council Tax band: A

Tenure: Freehold

- FOUR BEDROOMS
- DECEPTIVELY SPACIOUS
- GARAGE
- CELLAR
- OFF STREET PARKING
- IN NEED OF MODERNISATION
- CLOSE TO TOWN CENTRE AND AMENITIES

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ENTRANCE HALL

Entrance gained via uPVC double glazed door with opaque insert into entrance hall with two ceiling lights, coving to the ceiling, central heating radiator and staircase rising to first floor. From here we gain entrance to the following rooms.

LIVING ROOM

A spacious front facing reception room with the main focal point of the room being a log effect gas fire set within surround. There are inset ceiling spotlights, ceiling light with ceiling fan, two further wall lights, coving to the ceiling, central heating radiator and uPVC double glazed bay window.

DINING KITCHEN

The kitchen itself has a range of wall base units in an oak shaker style with contrasting laminate work tops over, tiled splashbacks and one and half bowl stainless steel sink with chrome mixer tap over.

Integrated appliances in the form of; integrated fridge / freezer, integrated oven with matching grill and five ring gas hob with chimney style extractor fan over. The room has inset ceiling spotlights, hanging spotlights, wood effect laminate worktops, central heating radiator and uPVC double glazed window overlooking the rear garden.



FIRST FLOOR LANDING

From the entrance hall a staircase rises and turns to the first-floor landing with ceiling light, uPVC double glazed window overlooking the rear of the property and central heating radiator. From here we gain entrance to the following rooms.

BEDROOM ONE

A spacious double bedroom with ceiling light, built in wardrobes, central heating radiator and uPVC double glazed window.

BEDROOM TWO

A further well sized bedroom with ceiling light, central heating radiator and uPVC double glazed window.

BATHROOM

A three-piece suite comprising of a close coupled W.C, pedestal basin with chrome taps over, and bath with chrome mixer taps and shower over. The room has a ceiling light, part tiling to walls, built in storage cupboard, central heating radiator and uPVC obscure glazed window.

SECOND FLOOR LANDING

From the first floor landing a staircase rises to the second-floor landing with ceiling light, storage cupboard housing the properties hot water tank and access to the following rooms.





BEDROOM THREE

A spacious room with ceiling light, Velux skylight and access to eaves storage.

BEDROOM FOUR

The room has a ceiling light, Velux skylight, central heating radiator and built in unit for a single bed with storage draws underneath.



CELLAR / GARAGE

From the entrance hall stone stairs descend to the cellar, this can also be accessed from the rear of the property. There is a ceiling strip light, stone flooring and two storage cupboards. There is an electric roller shutter door providing access to off street parking and access to rear garden.

Garden

To the front of the property is a low maintenance garden with dwarf walling and iron railings and gate. To the rear of the property is a large low maintenance concrete hard standing providing off street parking with perimeter walling.





Simon Blyth Estate Agents

The Business Village, Barnsley Business & Innovation Centre
Innovation Way - S75 1JL

01226 731730

barnsley@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000