

59 Station Road,
Dodworth S75 3JE

OFFERS OVER
£200,000



THIS TWO-BEDROOM TERRACE PROPERTY HAS SPACIOUS LIVING ACCOMODTION,
EXTERNAL LOW-MAINTENANCE REAR YARD, ON STREET PARKING AND BENEFITS
FROM LOCAL SCHOOLS, AMENITIES AND TRANSPORT LINKS CLOSE BY.

FREEHOLD/ ENERGY RATING - D/ COUNCIL TAX BAND A

PAISLEY
PROPERTIES

This is a charming stone-fronted two-bedroom character property, formerly three bedrooms, which is situated in a sought-after location in Dodworth. The accommodation briefly comprises an entrance hallway, lounge with bay window, kitchen/diner, cellar, and a bright sun room to the ground floor. To the first floor are two bedrooms and a family bathroom, with additional loft space offering useful storage and potential. Externally, the property benefits from an enclosed rear yard providing a low-maintenance outdoor space. The area is also well served by local schools and benefits from convenient transport links for commuting.

ENTRANCE HALLWAY 17'1"apx x 3'3"apx



You enter the property through a partially glazed UPVC door leading into a long and welcoming hallway, offering space to remove coats and shoes. The hallway is neutrally decorated and features a traditional school-style radiator along with a beautiful black and white tiled floor. Doors lead through to the lounge and the kitchen/diner, while stairs rise to the first-floor landing.

LOUNGE 12'9"apx x 13'8" apx



The beautifully presented, front-facing lounge oozes character. This spacious room features high ceilings and deep skirting boards, along with a decorative dado rail and a large bay window overlooking the street. A feature fireplace with tiled surround provides an attractive focal point, while a traditional school-style radiator sits neatly within the bay. The room is finished with wooden flooring. Doors lead through to the entrance hallway and the kitchen/diner.

OPEN PLAN KITCHEN/DINER 17'6"apx x 22'10" max



This spacious kitchen/diner forms the heart of the home! The kitchen is fitted with a range of cream shaker-style wall and base units complemented by wood-effect work surfaces and a colourful tiled splashback. A butler sink with mixer tap sits beneath a Velux window, allowing natural light to flood the space. A range-style cooker is set within a recessed cooking area with seven gas burners and a concealed extractor above. There is space for a fridge freezer, plumbing for a washing machine, and an integrated dishwasher. The dining area provides ample space for a large family dining table. The room features a combination of Yorkshire stone flooring and striking black and white tiled flooring, adding character and style. There are ceiling spotlights and pendant lighting alongside built-in ceiling speakers which offer an integrated music system. Two open doorways lead through to a bright sun room, while additional doors provide access to the cellar. Doors lead back into the entrance hallway.

CELLAR

Accessed via a door from the kitchen/diner, the cellar provides a useful storage space.

SUN ROOM 7'4"apx x 9'10"apx



A great addition to the rear of the house, this bright and spacious sun room provides a versatile additional living area. The room features a glazed ceiling and high windows, along with a stone floor that complements the character of the home. There is ample space for furniture. Wall lighting adds to the warm atmosphere, and patio doors open out to the rear garden/yard. Open doorways lead back through to the kitchen/dining room.

FIRST FLOOR LANDING 6'3"apx x 15'1"apx

Stairs ascend from the entrance hallway to the first-floor landing, which features a modern glass and oak balustrade. The space is neutrally decorated and benefits from a tall column radiator. There is access to the loft via a ladder. At the end of the landing there is a useful storage cupboard housing the boiler. Doors lead to bedroom one, bedroom two, the family bathroom.

BEDROOM ONE 16'2" apx x 17'6" max



An impressive and spacious master bedroom positioned to the front of the property. This large double room offers plenty of space for freestanding furniture and retains a wonderful sense of character. A feature chimney breast with a log burner set within a stone and tiled surround provides an attractive focal point. Two windows overlook the street, allowing plenty of natural light into the room. Additional features include wooden flooring and pendant fan lighting. The room retains two original doors, reflecting its former layout, both of which lead back to the first-floor landing. * Please note that the current vendors have never used the log burner, this may need additional checks/ sweeping etc *

BEDROOM TWO 10'1"apx x 9'4"apx



This second double bedroom is located at the rear of the property. The room provides space for freestanding furniture and is neutrally decorated, with carpeted flooring. A window overlooks the rear garden, allowing natural light into the room. A door leads back to the first-floor landing.

BATHROOM 10'0"apx x 7'3"apx



A spacious and well-presented bathroom fitted with a stylish white freestanding bath with a wall-mounted tap. There is also a walk-in shower with an open glass screen, featuring a rainfall shower head and a separate handheld shower attachment. The shower area includes recessed shelving with integrated lighting, ideal for storing toiletries. The room is fully tiled and features a contemporary vanity unit with his and hers basins, each with wall-mounted feature taps with separate hot and cold fittings, and useful drawer storage beneath. Additional features include a low-level WC, spotlights, and an extractor fan. A window with obscured glass provides natural light while maintaining privacy. The bathroom is finished with tiled flooring and a modern tall column radiator. Doors lead back to the first floor landing.

LOFT SPACE

Accessed via a loft hatch with pull-down ladder from the first-floor landing, the loft provides useful additional storage space. The area appears to have had some initial work started by a previous owner towards a potential conversion, with stud walls already in place and Kingspan insulation fitted within the roof space. This offers potential for further development, subject to the necessary permissions and building regulations..

REAR GARDEN



To the rear of the property is a charming enclosed courtyard-style garden, providing a private and low-maintenance outdoor space. The area is mainly paved with stone flags, offering ample room for outdoor seating and entertaining. A pergola creates a pleasant spot for a bistro table and chairs, ideal for enjoying warmer days. The yard is enclosed by brick walls and decorative fencing, adding both privacy and character. A useful brick-built outbuilding provides additional storage, making the space both practical and attractive.

EXTERNAL AND PARKING



To the front elevation is a small, wall enclosed courtyard, being paved and having steps leading to the front door. The house is located on Station Road and benefits from on-street parking.

MATERIAL INFORMATION

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Barnsley A

PROPERTY CONSTRUCTION:
Standard

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations to the property during the current vendor's ownership.
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Electricity - Mains
Heating Source - Mains
Broadband - suggested speeds up to 1000 mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

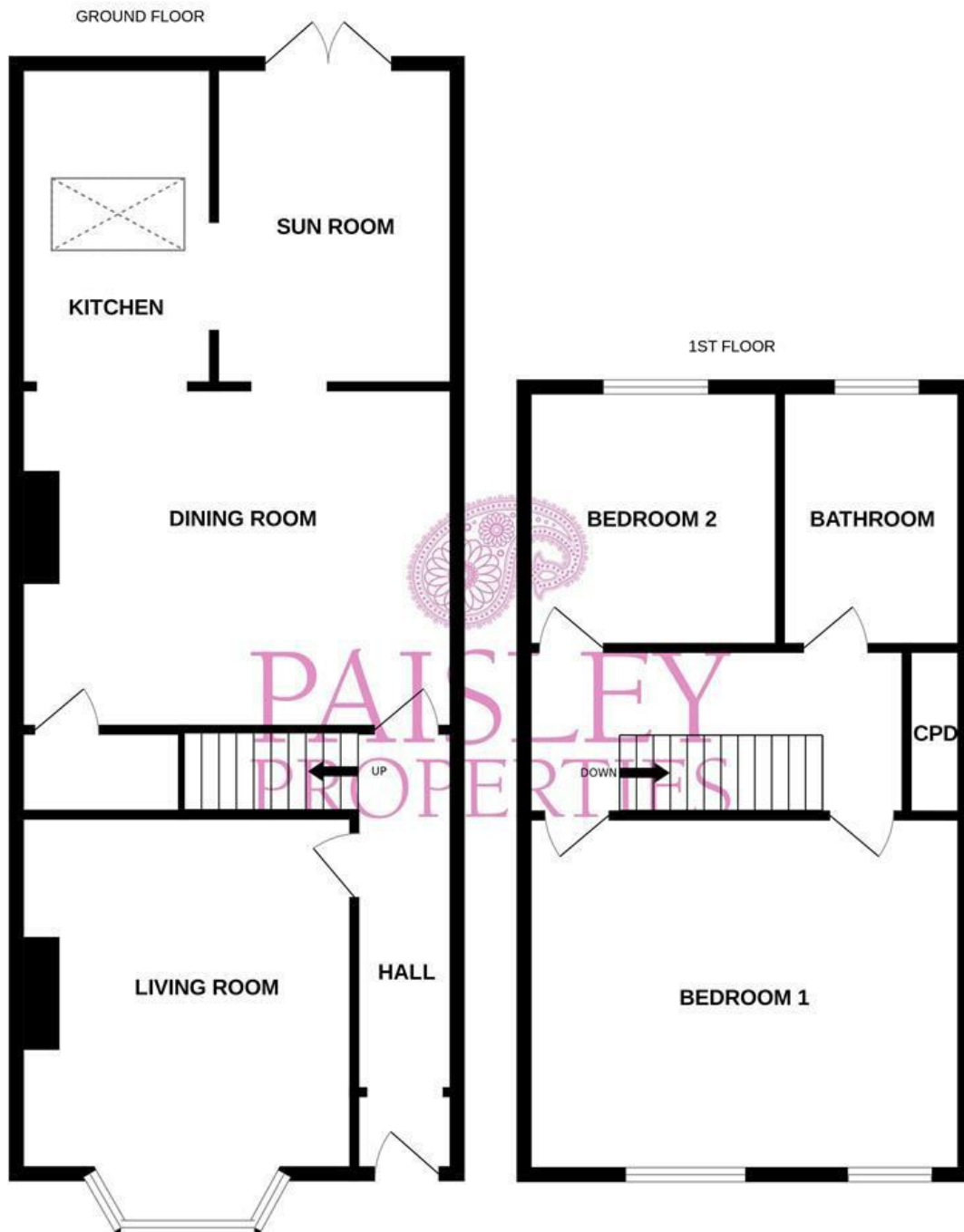
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We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 , 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-30) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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