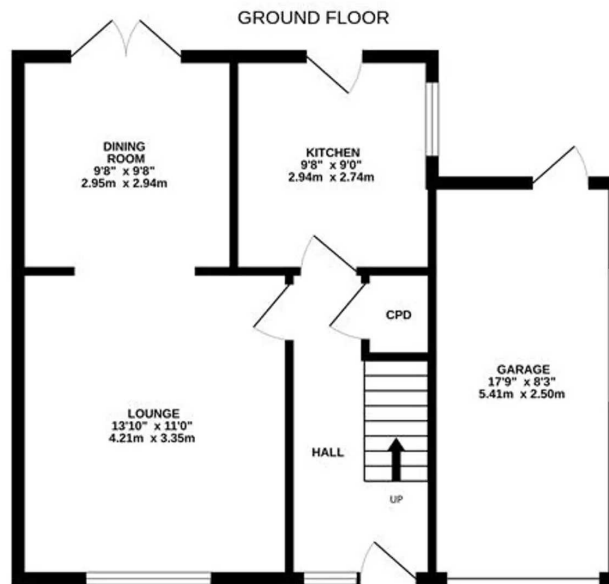




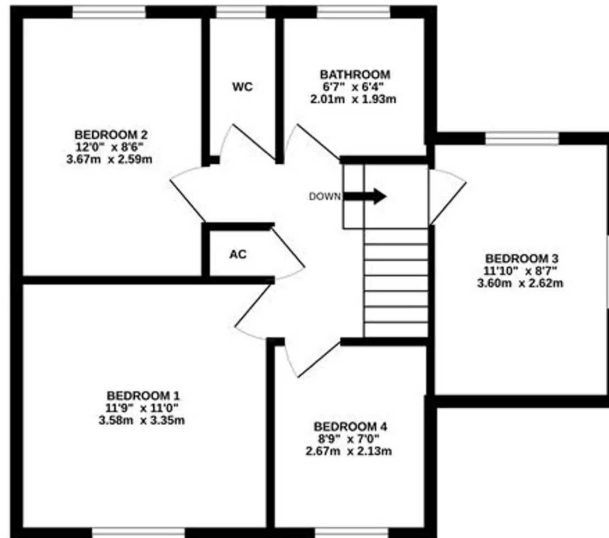
**St. Juliens Way, Cawthorne**

Barnsley

Offers in Region of **£450,000**



**1ST FLOOR**



**ST JULIENS WAY**

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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## St. Juliens Way

Cawthorne, Barnsley

A BEAUTIFULLY POSITIONED FOUR BEDROOM DETACHED FAMILY HOME WITH A MUCH LARGER GARDEN THAN MIGHT FIRST BE IMAGINED. WITH A GOOD-SIZED DRIVEWAY AND DELIGHTFUL FRONT GARDEN, THIS WELCOMING FAMILY HOME IS JUST A SHORT WALK AWAY FROM THIS BEAUTIFUL VILLAGES REMARKABLE FACILITIES. Interested parties may consider an extension to the rear. This accommodation briefly comprises of; entrance hall, lounge, dining room, kitchen, four bedrooms, bathroom, garage and fabulous gardens. Viewing highly recommended. The EPC is a 41-E and the Council Tax band is an E.

- LARGER THAN AVERAGE GARDEN
- GARAGE AND OFF ROAD PARKING
- POTENTIAL TO EXTEND
- DETACHED FAMILY HOME
- NO UPPER VENDOR CHAIN



### **ENTRANCE**

A high quality four-panel timber door with glazed side panel gives access through to the entrance hall. The entrance hall is of a particularly good size with two ceiling lights, beautiful mahogany staircase with nule post and spindle balustrading, and useful under stair storage cupboard.

### **LOUNGE**

A doorway leads through to a great sized lounge. With coving to the ceiling, single light point and a broad bank of glazing, including a large number of windows. All of which look over the property's delightful front gardens and lovely scenes beyond. This also provides a large amount of natural light to the room. The room has a stone fireplace which houses an electric fire.

### **DINING ROOM**

A broad opening leads through to the dining room, with twin glazed doors giving you a delightful view out over the fabulous rear garden. There is coving to the ceiling, a ceiling light, and serving facilities/hatch through to the kitchen.

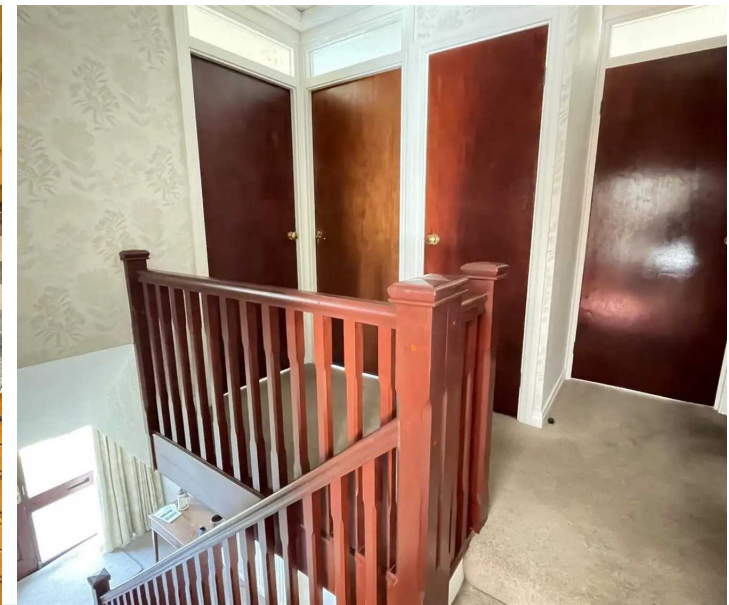
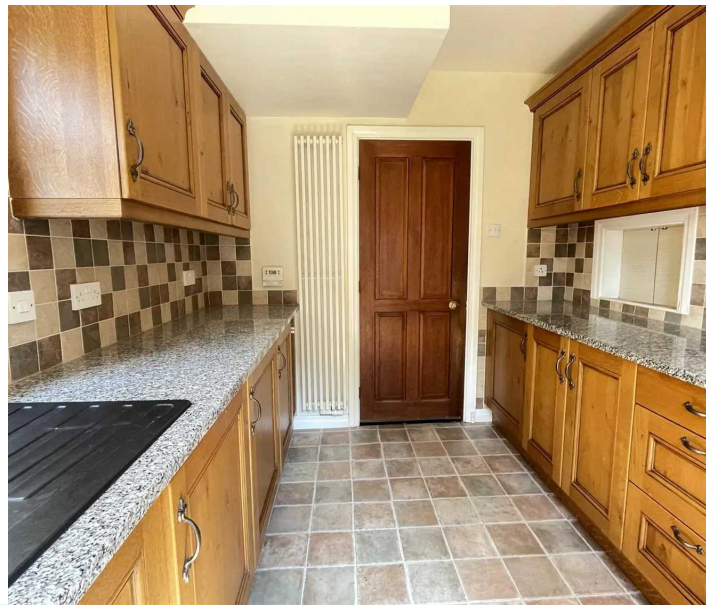


## KITCHEN

The kitchen is fitted to a very high standard and has a range of wall and base units, with granite worktops and one and a half bowl sink with stylish mixer taps over. Decorative tile splashbacks, inbuilt Belling oven with a stainless-steel glazed frontage, Belling halogen hob with extractor fan and pull out canopy over. Stylish vertical central heating radiator, integrated fridge, washing machine and freezer. The kitchen has a window to the side, and a glazed door giving you a lovely view out of the property's delightful rear garden. There is spotlighting to the ceiling.

## FIRST FLOOR LANDING

The staircase gives access to the first-floor landing, which has a good sized airing cupboard and loft access point. There is a foldaway loft ladder giving easy access to the boarded loft.





### **BEDROOM ONE**

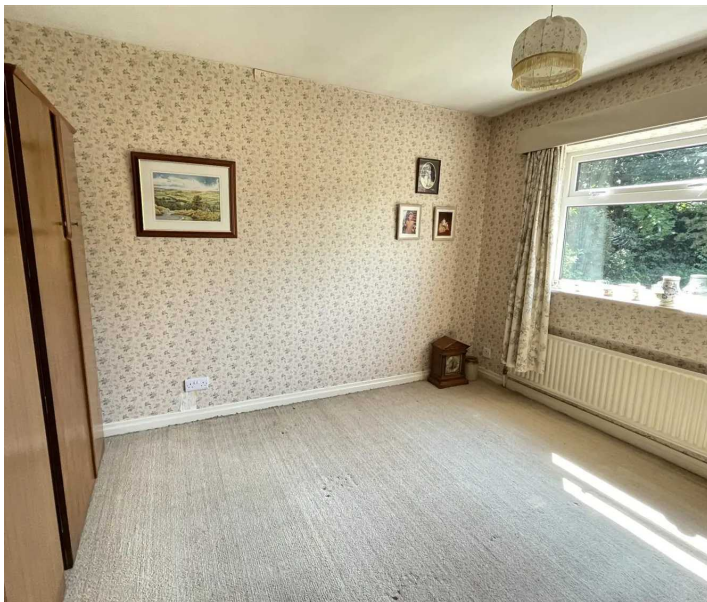
A pleasant double room with a lovely outlook to the front, looking out to High Hoyland in the distance.

### **BEDROOM TWO**

Another great room with super views out to the property's rear garden.

### **BEDROOM THREE**

A good sized room, with windows to two sides. A light and spacious room with views out to the property's rear garden.



#### **BEDROOM FOUR**

Positioned to the front, a good sized single room.

#### **HOUSE BATHROOM**

Tiling to the full ceiling height, fitted with a bath and pedestal hand basin and obscure glazed window.

#### **w/c**

Separate W/C with obscure glazed window and low-level w/c.

#### **OUTSIDE**

The property stands in an outstanding garden. It has more garden than one might first imagine, having extra garden land behind neighbouring properties. The double width driveway provides off road parking for 2/3 vehicles and gives access to the integral garage. There is an access path to the side, with wrought iron gate and stone flags. These stone flags continue to form a large patio seating area, overlooking the wonderful garden. There are two good sized garden sheds, and the lawn is exceptionally well tended with mature shrubbery and trees, delightful hedging, and superb flowering beds. A pathway at the head of the garden leads to the secondary garden. This has been extremely well tended, has a stone wall as a backdrop, vegetable area with roses, shrubbery and a greenhouse.

#### **GARAGE**

The garage has a personal door to the rear, and is of a good size, with a broad window providing a good amount of natural light. The garage is also fitted with a recently installed up and over door, an inspection pit, and is also home to the Glow-Worm central heating gas boiler.







## ADDITIONAL INFORMATION

The EPC Rating is E- 4l, the council tax band is E, and we are informed by the vendor that the property is Freehold.

## VIEWING:

For an appointment to view, please contact the Penistone Office on 01226 762400.

## 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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## 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 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

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## 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 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



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