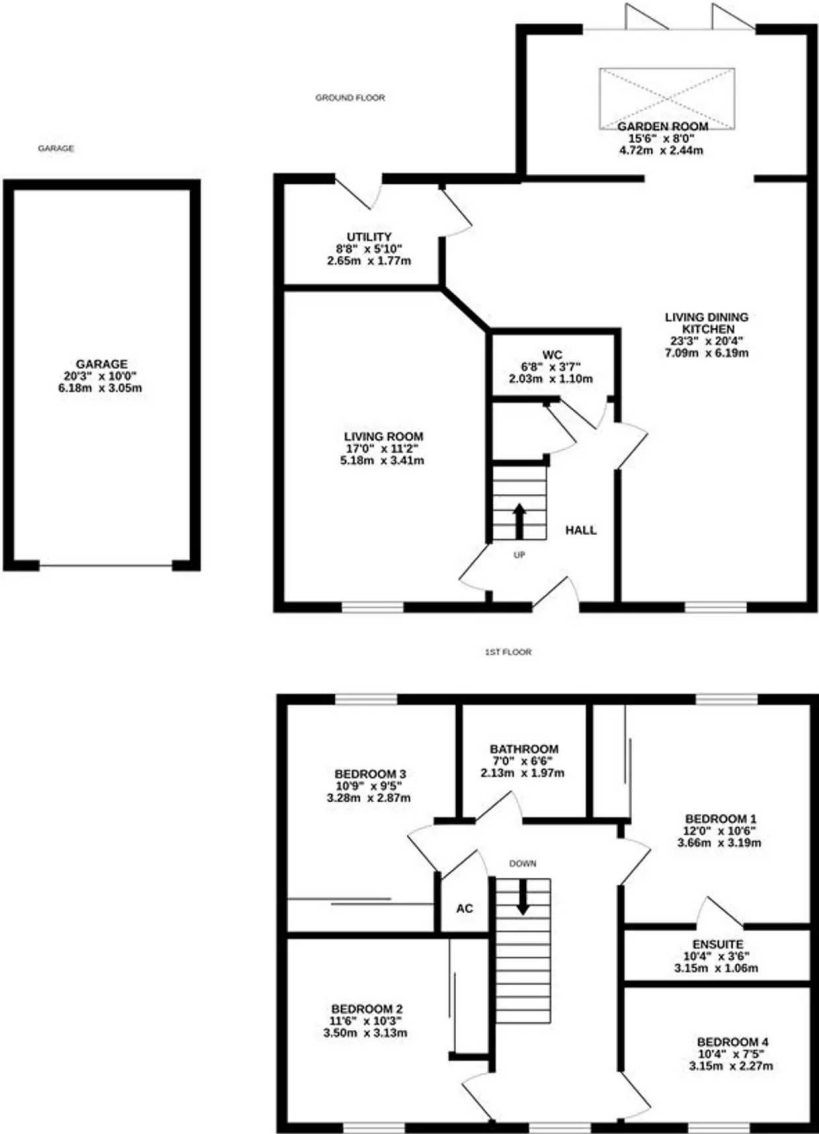




Bamford Close, Dodworth, Barnsley, S75 3SL

Offers Over **£400,000**

Barnsley



BAMFORD CLOSE

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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Bamford Close

Dodworth, Barnsley

A unique opportunity to purchase this superb property offering a mix of residential and commercial premises occupying a generous plot in the heart of the community. To be sold as one entity this incorporates two properties one as a three bedroomed home whilst the commercial premises previously been run as a pharmacy but may give numerous opportunities to create other business income streams. Offered to the market with no upper vendor chain the home offers the following accommodation. Shop; a customer facing shop front with counter and storage, kitchenette area and downstairs W.C. To the first floor there is an office and further storage

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



ENTRANCE HALLWAY

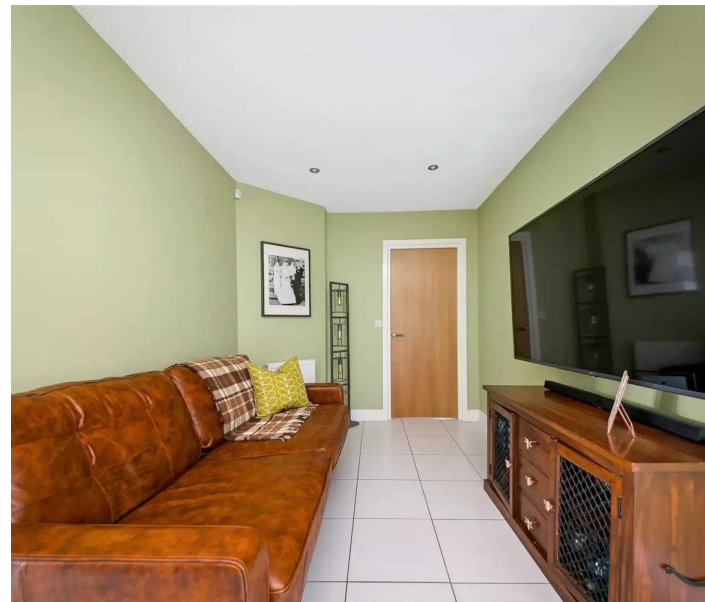
Entrance gained via composite door into entrance hallway, there are inset ceiling spotlights, central heating radiator, wood effect laminate flooring, access to cupboard under the stairs and staircase rising to first floor. Here we gain access to the following rooms;

DOWNSTAIRS WC

Comprising of a two-piece white suite in the form of; close couple W.C and pedestal basin with chrome mixer tap over. There are inset ceiling spotlights, extractor fan, tiled floor and central heating radiator.

BREAKFAST KITCHEN/ SNUG

Upgraded in the last 12 months the family kitchen is finished to a high standard throughout. The kitchen units are in a range of wall and base units with continuation of the Granite worktop and tiled toughed glass splash back and solid tiled floor. There are integrated appliances in the form of; double electric oven with AEG induction hob with extractor fan over, integrated AEG dishwasher, integrated full length fridge and a inset composite sink with mixer tap over. The room has inset ceiling spotlights, three central heating radiators and uPVC double glazed window to front. The snug area provides space for lounge furniture if so desired. An archway leads through to the orangery.



ORANGERY

A fabulous addition having been added to the home by the current vendors within the last 18 months and enjoying bi-fold doors overlooking the properties rear garden. There are inset ceiling spotlights, wood effect laminate flooring and wall mounted electric heater, this offers versatile additional reception space. From the snug area a door opens through to the utility.

UTILITY

With a range of wall and base units in a high gloss Black with laminate worktops and tiled splashback and tiled floor. There is plumbing for a washing machine, integrated tumble dryer and integrated freezer. There are inset ceiling spotlights, extractor fan, central heating radiator and composite double glazed door giving access to the rear garden. There is also a stainless-steel Franke sink with chrome mixer tap over.

LOUNGE

A well-proportioned principal reception space with ceiling light, wood effect laminate flooring, two central heating radiators, uPVC double glazed window to front the main focal point being a wood burning stove. This room has its own set of central heating controls independent of the main central heating system.





FIRST FLOOR LANDING

From the entrance hallway a staircase rises to first floor landing with spindle balustrade, inset ceiling spotlights, central heating radiator, access to the loft via a hatch, access to airing cupboard and uPVC double glazed window to front. Here we gain access to the following rooms;

BEDROOM ONE

A double bedroom with inset ceiling spotlights, central heating radiator, built-in wardrobes and uPVC double glazed window to rear. Door opens to en-suite shower room.

EN-SUITE SHOWER ROOM

Comprising of a three-piece white suite in the form of close couple W.C, pedestal basin with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan and central heating radiator.

BEDROOM TWO

A further double bedroom, rear facing with ceiling light, central heating radiator, built-in wardrobes and uPVC double glazed window to rear.



BEDROOM THREE

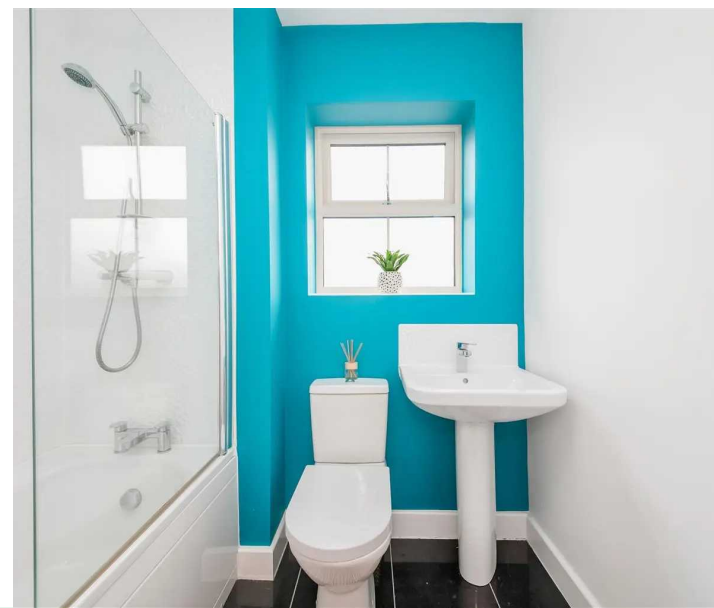
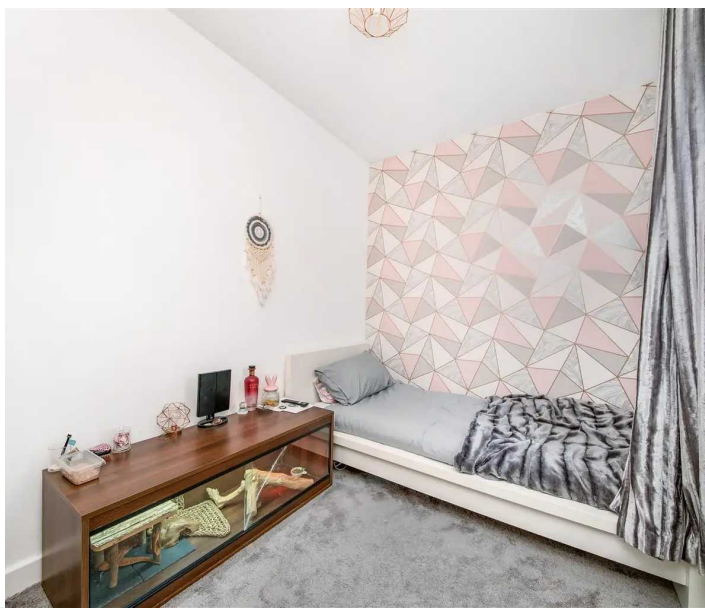
Front facing double bedroom with ceiling light, central heating radiator, built-in wardrobes, and uPVC double glazed window.

BEDROOM FOUR

With ceiling light, central heating radiator and uPVC double glazed window.

FAMILY BATHROOM

Comprising of a three-piece modern white suite in the form of close coupled W.C, pedestal basin with chrome mixer tap over, bath with chrome mixer tap and separate main feds chrome mixer shower over with glazed shower screen. There are inset ceiling spotlights, extractor fan, part tiling to walls, tiled floor, central heating radiator and obscure uPVC double glazed window to rear.





OUTSIDE

To the front of the home is a lawned garden space with slate beds and flagged path. To the outside of the home is a tarmac driveway providing off-street parking for three vehicles nose to tail leading to a single garage. The garage is accessed via a up and over door and has under eaves storage and provides off street parking or further storage. Timber gates lead through to the rear garden. To the rear of the home is a well sized fully enclosed garden incorporating many different areas including raised flagged seating area, hard standing for hot tub or similar, lawned space with bordering flower beds and raised decked seating area behind the garage. The garden is fully enclosed with perimeter walling and screening, with additional store area to the side of the home. There is also an outside tap and outside electric point.

SOLAR PANELS

The property comes with solar panels which were fitted at the time of building.

PLANNING

At the time of creating the brochure there are plans pending for conversion of the attic to create a master suite.



ADDITIONAL INFORMATION

The EPC Rating is a B, and we are informed by the vendor that the property is freehold.

COUNCIL TAX BAND

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VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730.

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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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

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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