

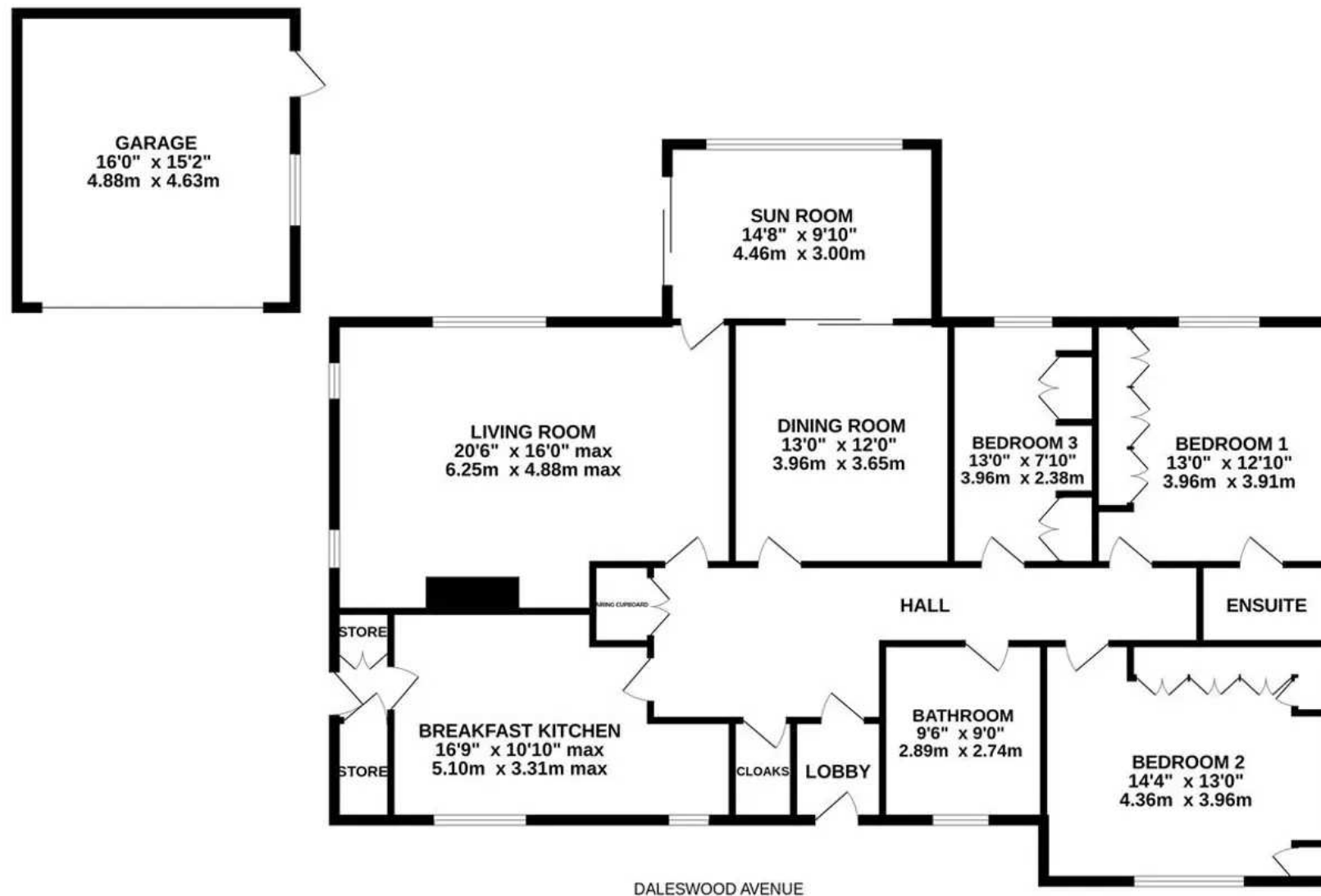
**Simon Blyth**  
ESTATE AGENTS



**Daleswood Avenue, Barnsley, S70 6QF**

Barnsley

**OFFERS AROUND £425,000**



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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## Daleswood Avenue

Barnsley, Barnsley

THIS BEAUTIFULLY PRESENTED EXTENDED DETACHED TRUE BUNGALOW OFFERING SUBSTANTIAL SINGLE STORY LIVING ACCOMMODATION IN THIS HIGHLY REGARDED RESIDENTIAL CUL-DE-SAC IDEALLY SITUATED CLOSE TO BARNSELY'S MANY AMENITIES, BARNSELY HOSPITAL AND M1 MOTORWAY LINKS. HAVING BEEN OWNED BY THE CURRENT VENDORS FOR MANY DECADES THIS PERIOD BRICK BUNGALOW OFFERS BEAUTIFULLY APPOINTED ACCOMMODATION WITH FEATURES INCLUDING ORNATE COVING AND STAIN GLASS WINDOWS, SITTING IN A GENEROUS PLOT WITH PARKING FOR NUMEROUS VEHICLES AND IMPRESSIVE DETACHED DOUBLE GARAGE.

- EN-SUITE SHOWER ROOM
- THREE BEDROOMS
- DEATCHED BUNGALOW
- GARDEN ROOM
- SPACIOUS
- LARGE DRIVEWAY
- DETACHED DOUBLE GARAGE
- MUST BE VIEWED
- DINING ROOM
- WELL PRESENTED





### **ENTRANCE PORCH**

Entrance gained via a timber and obscure glazed door into entrance porch with ceiling light, coving to the ceiling and tiled floor. Ornate stain-glass and leaded single glazed and timber door with matching glazed side panels open through to hallway.

### **ENTRANCE HALLWAY**

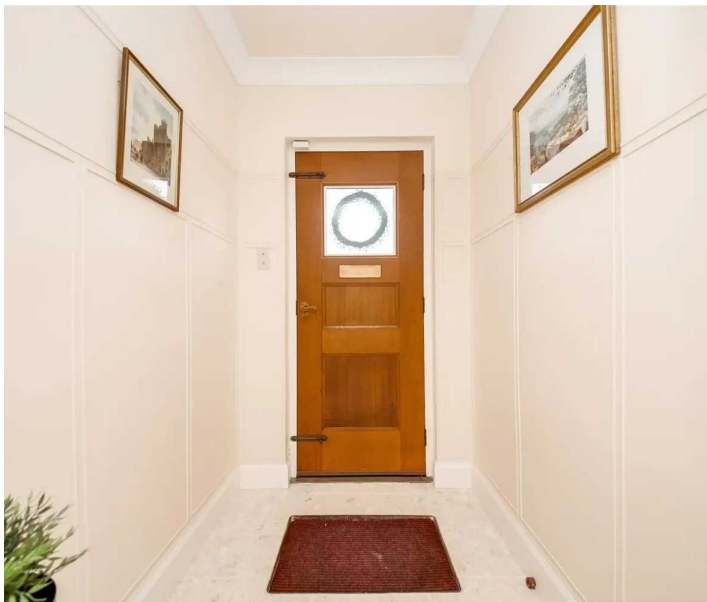
This superb hallway of excellent dimensions has two ceiling lights, coving to the ceiling, built-in cupboards and two central heating radiators with access to loft via a hatch. Here we gain entrance to the following rooms.

### **CLOAK ROOM**

With space to hang coats there is a ceiling light and tiled floor.

### **BREAKFAST KITCHEN**

Positioned to the front of the home this high quality kitchen has a range of wall and base units in an oak shaker style with contrasting solid granite worktops incorporating breakfast bar seating area. Integrated appliances in the form of; full length fridge and freezer, integrated Bosch electric oven and grill with matching five burner Bosch gas hob with chimney style extractor fan over and granite splash back. Integrated dishwasher, integrated washing machine and one and a half bowl stainless steel sink with chrome mixer tap over, central heating radiator and tiled floor. The room is lit by two ceiling lights, further under cupboard lighting and natural light is gained via uPVC double glazed window to front and further timber stain glassed single glazed window with secondary glazing system.



### INNER HALLWAY

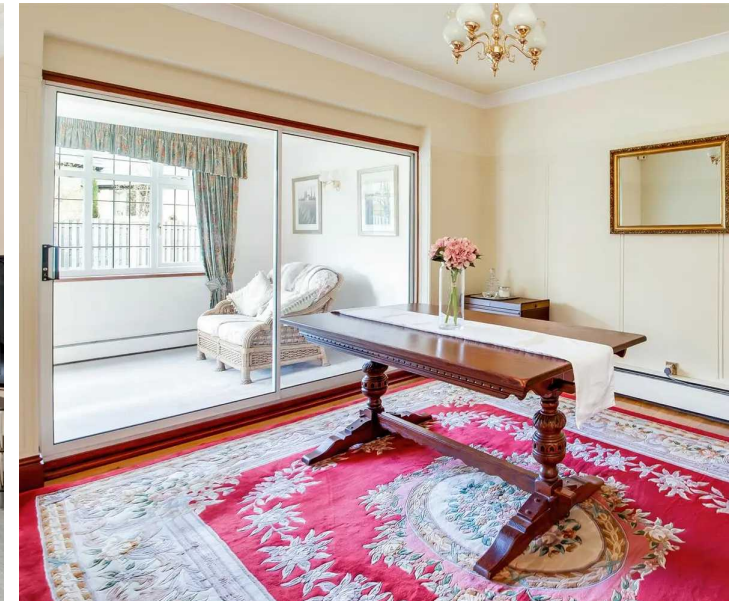
A door from the kitchen opens through to the inner hallway with composite and obscure glazed door giving access to the side of the property and here we find the cupboard housing the meters and a further cupboard houses the boiler and quarry tiled floor. From the inner hallway a hatch gives access to the loft, this is of excellent proportions and may provide scope for further conversion into additional accommodation given necessary planning and consents. Here we also gain access to the following rooms;

### LOUNGE

A timber and stain glassed door opens through to the lounge. A fabulously proportioned principal reception space with ornate central ceiling recess with light fitting, three wall lights, detailed coving to the ceiling and dado rail. The main focal point of the room being a fireplace with marble hearth and skirting board heating. Natural light is gained via uPVC double glazed window to rear and two stain glassed single glazed windows to side with secondary glazing system. A timber and glazed door leads through to the garden room.

### DINING ROOM

A further flexible reception space access via timber and stained glassed door from the hallway. There is ample room for a dining table and chairs, ceiling light with ornate ceiling rose, coving to the ceiling, skirting board heating, exposed solid wood flooring and sliding aluminum double glazed door giving access through to garden room.





### **GARDEN ROOM**

Further reception space with two wall lights, coving to the ceiling, skirting board heating, uPVC double glazed window to rear and sliding aluminium double glazed door giving access to rear garden.

### **BEDROOM ONE**

A double bedroom with fitted wardrobes, ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to rear. A door opens into the en-suite shower room.

### **SHOWER ROOM**

Comprising of a three piece white suite in the form of; close couple w.c, pedestal basin with chrome mixer tap over, shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, part tiling to walls, central heating radiator, shaver socket and obscure timber single glazed window with double secondary glazing to side.



### **BEDROOM TWO**

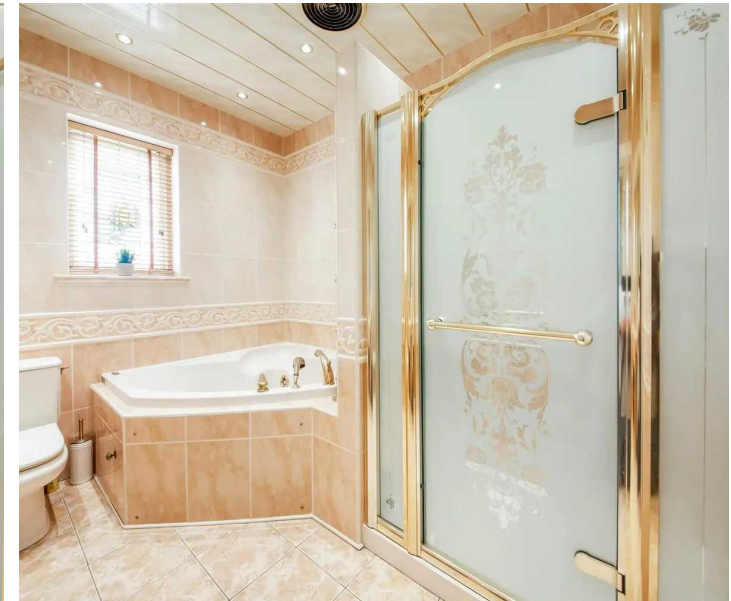
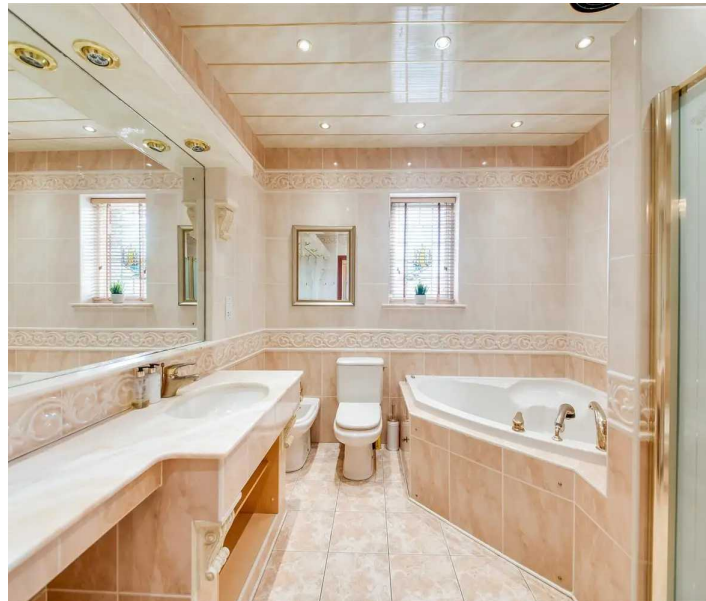
A further double bedroom of excellent proportions with two banks of fitted wardrobes and further fitted draw and dressing area. There is a ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to front.

### **FAMILY BATHROOM**

A luxury family bathroom boasting a five-piece sanitary ware complete in the form of; close couple w.c, bidet with mixer tap over, basin with gold effect mixer tap, corner Jacuzzi bath with mixer tap and shower attachment and further shower enclosure with mains fed mixer shower within. The room has inset ceiling spotlights, shaver socket, extractor fan, full tiling to walls and floor, central heating radiator and stain glassed timber single glazed window with secondary glazing to front.

### **BEDROOM THREE**

Currently used as a dressing room this third bedroom has a bank of fitted wardrobes, ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to rear.





#### **DETACHED DOUBLE GARAGE**

An excellent double garage accessed via remote control operated sectional door, under a pitched roof offering eaves storage. The brick garage sits under a slate roof and has power and lighting, uPVC double glazed window to side and personal door to rear garden. To the back of the garage there is a W.C and wall mounted basin.

#### **OUTSIDE**

To the front of the home there is a block paved driveway providing off street parking and turning circle. With lawned garden space, stone walling and perimeter flower beds containing various plants and shrubs. To the side of the home there is a concrete driveway providing off street parking for numerous vehicles leading to detached double garage. To the rear of the home is an excellently proportioned lawned garden with perimeter hedging and fencing. There is two separate flagged patio seating areas plus hard standing for pergola, access can be gained via both sides of the property.





## **ADDITIONAL INFORMATION**

The EPC Rating is D-65 rating, and we are informed by the vendor that the property is freehold and the council tax band is E.

### **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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## **FREE VALUATIONS**

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

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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 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



## Simon Blyth Estate Agents

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