



**Starling Court, Keresforth Hall Road, Dodworth**

Barnsley

**Asking price £599,950**



## Starling Court, Keresforth Hall Road

Dodworth, Barnsley

AN IMPRESSIVE STONE BUILT DETACHED FAMILY HOME, POSITIONED IN AN ELEVATED POSITION ON AN EXCLUSIVE RESIDENTIAL CUL-DE-SAC, WITH JUST FOUR OTHER PROPERTIES. OFFERING A SUPERB, COMMUTABLE LOCATION, CLOSE TO JUNCTION 37 OFF THE M1 MOTORWAY AND NEARBY TRAIN STATION, GIVING ACCESS TO LEEDS, SHEFFIELD, MANCHESTER AND FURTHER AFIELD. WHILST BEING SUPPORTED LOCALLY BY THE AMENITIES OF DODWORTH VILLAGE AND BARNLSLEY TOWN CENTRE. Under construction by renowned local builders Earledge Developments, all the homes are furnished to a high standard and must be viewed to be fully appreciated. All houses will have high speed broadband and electric car charge points. The property offers high quality fixtures and fittings in the following configuration, To the lower ground floor: Utility, Study, access to double Garage. ground floor: entrance hall, w.c, dining kitchen, living room and snug. To the first floor there are five double bedrooms including two with en-suites and family bathroom. Externally there are generous gardens to two sides and driveway offering off street parking leading to double garage.





### **ENTRANCE HALLWAY**

Stone steps with iron railings lead to the front door at the first level and a composite and glass door opens to entrance hallway. With spindle staircase rising to first floor and descending to the lower ground. Here we gain access to the following rooms.

### **OPEN PLAN DINING KITCHEN**

Of excellent dimensions, there is a fitted kitchen with space for lounge or dining furniture. The kitchen itself had a range of wall and base units in a matte dark grey with contrasting quartz worktops with matching upstands. There are integrated appliances in the form of stainless-steel electric oven and grill, electric hob with glass splashback and chimney style extractor fan over. There is a sink with black effect mixer tap over and central breakfast bar island with wine fridge. The room is lit by inset ceiling spotlights, natural light gained via windows to the front and to the side and three panel bi-folding doors leading onto the rear garden.





### **LOUNGE**

A spacious front facing principal reception room with inset ceiling spotlights and uPVC double glazed window to the front enjoying fantastic views. The room is accessed via twin French door off the entrance hallway.

### **LIVING ROOM**

A rear facing reception space with inset ceiling lights and four panel bi-folding doors leading to the rear garden.





#### **DOWNSTAIRS W.C**

Comprising a close coupled W.C., basin with mixer tap over. There are inset ceiling lights, extractor fan and double glazed window to the side.

#### **LOWER GROUND FLOOR**

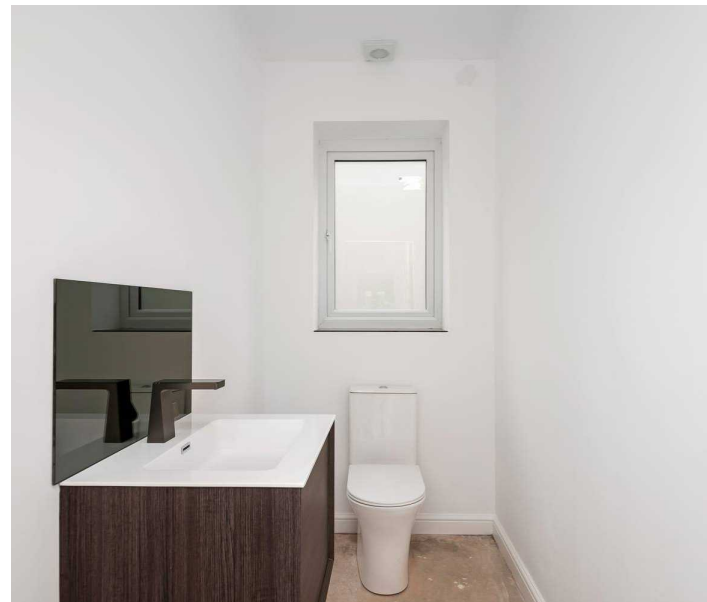
From entrance hallway, staircase turns to lower ground floor where we find inner hall leading to door opening to the double garage and access to the following.

#### **UTILITY**

With base units in white with a laminate worktop, sink with chrome mixer tap over, there is space for appliances and here we have the heating system. There is ceiling light and central heating radiator.

#### **STUDY**

An additional versatile reception space with ceiling light and uPVC double glazed window. This room is ideal for working from home or potential interests.





### **FIRST FLOOR LANDING**

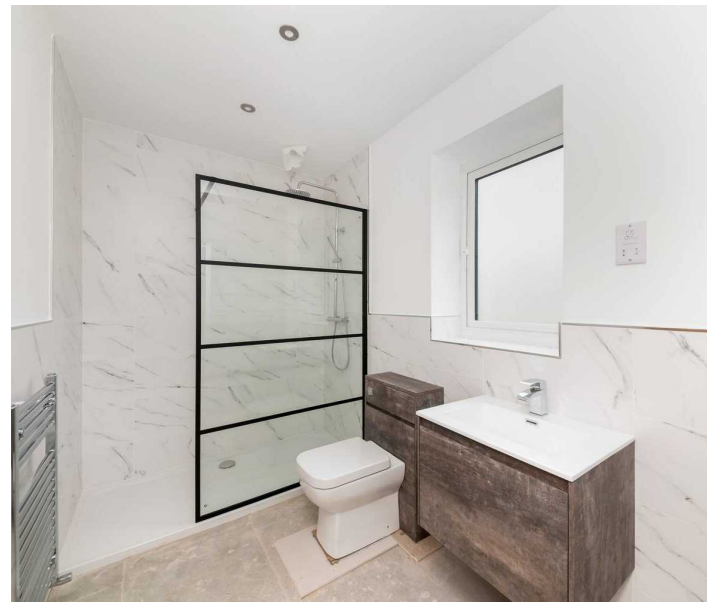
Back from entrance hall staircase rises to first floor landing. There is a spindle balustrade, inset ceiling lights, light tunnels, central heating radiator and here we gain access to the following rooms.

### **BEDROOM ONE**

Generous bedroom with inset ceiling lights, further pendant lights, central heating radiator and uPVC double glazed window.

### **BEDROOM ONE EN-SUITE SHOWER ROOM**

Comprising a three piece white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and walk in shower with glazed shower screen and mains fed chrome mixer shower within. There are inset ceiling lights, central heating radiator/towel rail, shaver socket and double glazed window.





### **BEDROOM TWO**

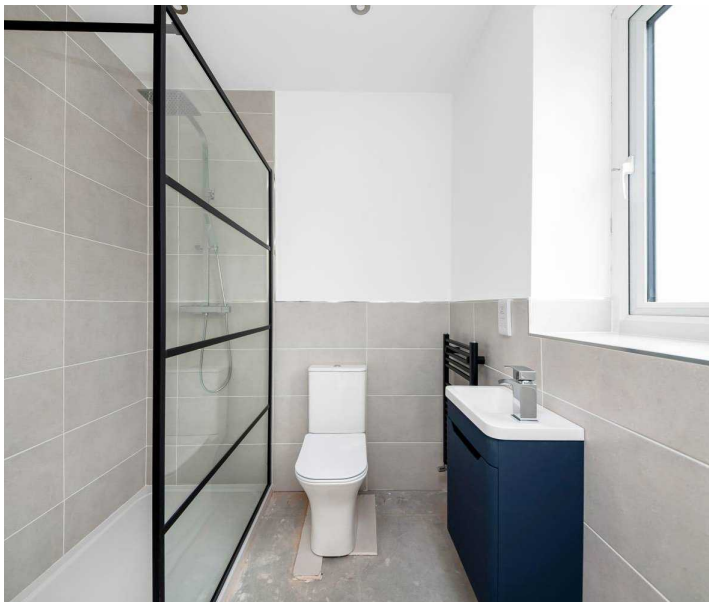
Front facing double bedroom with ceiling light, central heating radiator, uPVC double glazed window to front enjoying views.

### **BEDROOM TWO EN-SUITE SHOWER ROOM**

Comprising a three piece white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and walk in shower with chrome mains fed mixer shower within with glazed shower screen. There is part tiling to the walls and uPVC double glazed window to the front.

### **BEDROOM THREE**

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



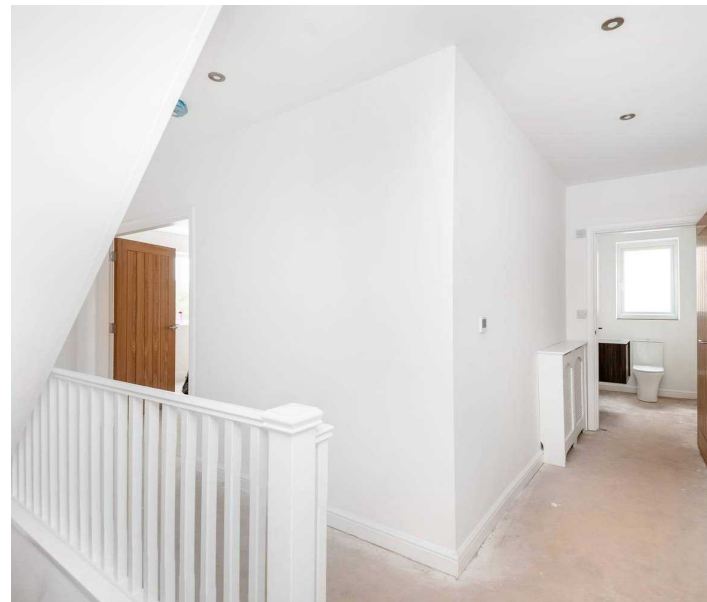


#### **BEDROOM FOUR**

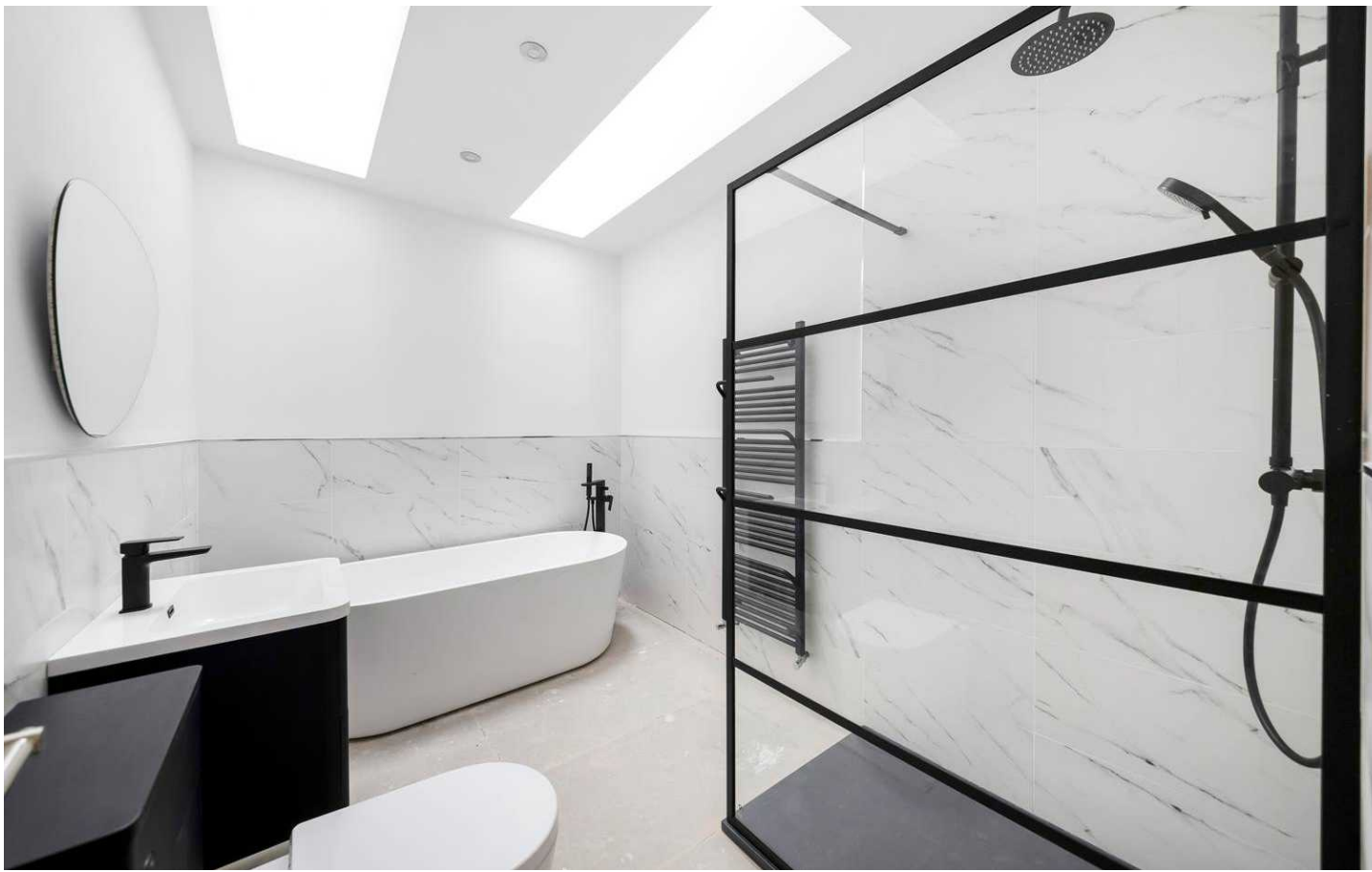
Rear facing double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

#### **BEDROOM FIVE**

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

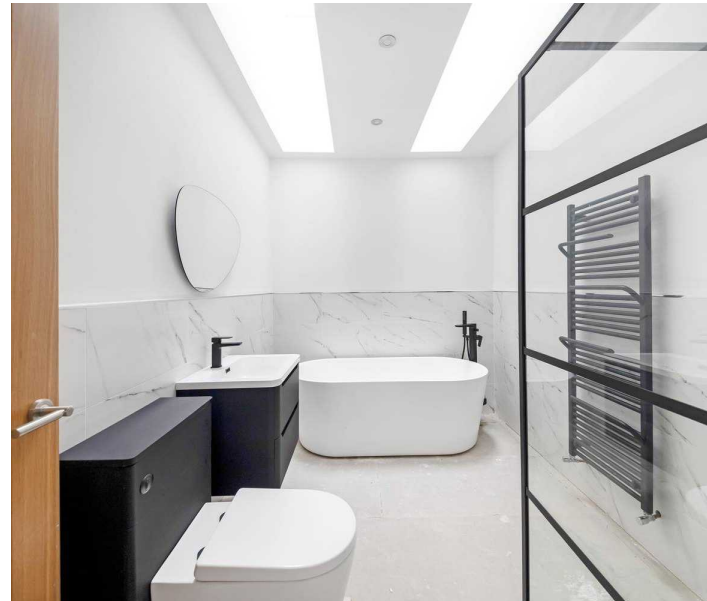






### **FAMILY BATHROOM**

A luxury family bathroom with four piece white contemporary sanitary ware suite in the form of close coupled W.C., basin sat within vanity unit with black mixer tap over. There is a free standing bath with black mixer tap and shower attachment and separate walk in shower with black mixer shower within and glazed shower screen. There are inset ceiling lights, two skylights, towel rail/radiator and extractor fan.





## OUTSIDE

To the front of the home there is a tarmacked double driveway providing off street parking leading to integral double garage accessed via remote control operated roller shutter door. The property has gardens to the side and to the rear, with perimeter fencing.





## ADDITIONAL INFORMATION

EPC Rating is TBC.

### 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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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

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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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