

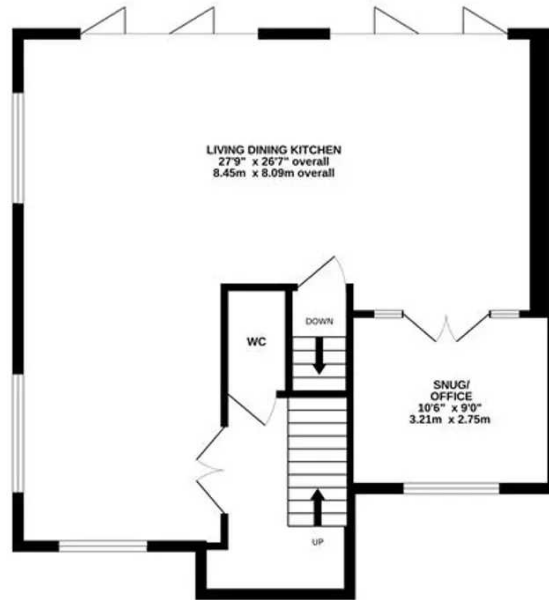


Delf Garth, Dodworth, S75 3FF

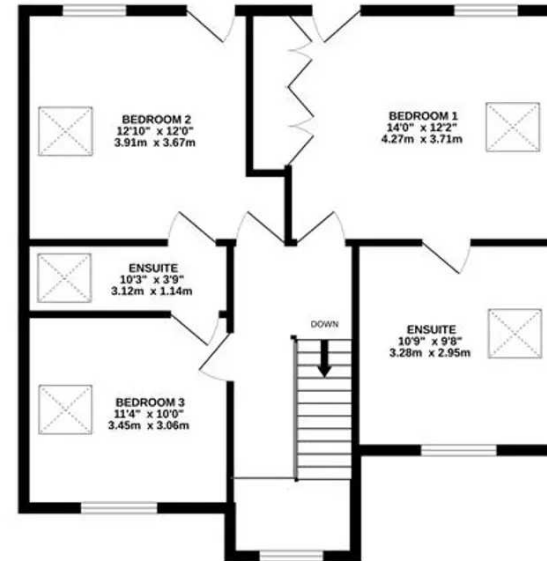
Barnsley

In Excess of **£670,000**

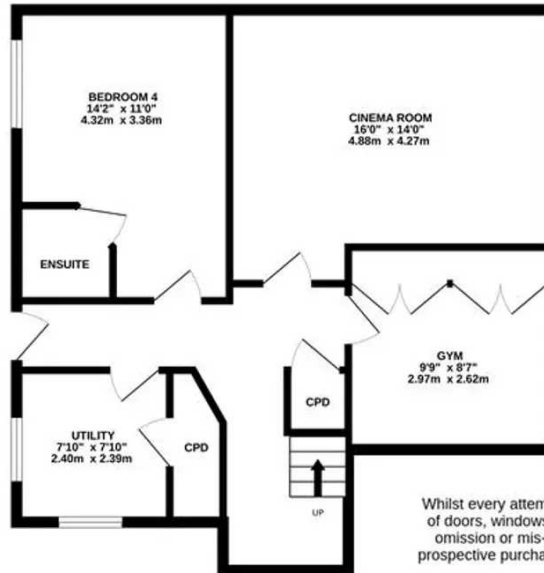
GROUND FLOOR



1ST FLOOR



LOWER GROUND FLOOR



DELF GARTH

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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Delf Garth

Dodworth, Barnsley

A TRULY SUPERB INDIVIDUAL DETACHED FAMILY HOME, HAVING BEEN BUILT AND DESIGNED BY THE CURRENT VENDORS TO A HIGH SPECIFICATION THROUGHOUT AND OFFERING MODERN VERSATILE ACCOMMODATION WITH NO EXPENSE SPAIRED IN THIS HIGHLY REGARDED AND COMMUTABLE LOCATION. COMPLETED IN 2020 AND STILL WITH THE REMAINDER OF THE LABC 10 YEAR GUARANTEE, THIS EYE CATCHING CONTEMPORARY HOME OFFERS FANTASTIC SPACIOUS INTERCHANGEABLE ACCOMMODATION IN A THREE STOREY CONFIGURATION, LOCATED CLOSE TO THE HEART OF THIS THRIVING VILLAGE, WITH EASY ACCESS TO THE M1 MOTORWAY AND DODWORTH TRAINSTATION.

- FOUR BEDROOM DETACHED
- BUILT AND DESIGNED BY THE CURRENT VENDORS
- HIGH SPECIFICATION THROUGHOUT
- EN-SUITE TO MASTER
- JACK-AND-JILL ENSUITE
- LABC 10 YEAR GUARANTEE
- IMPRESSIVE GARDENS TO REAR
- OPEN PLAN LIVING DINING KITCHEN
- BUILT IN KITCHEN APPLIANCES





ENTRANCE HALLWAY

Entrance gained via twin timber doors with galleried window over into the entrance hallway. With impressive ceiling height, there is a ceiling light, oak staircase with glass sides and oak flooring. Here we gain access to the following rooms.

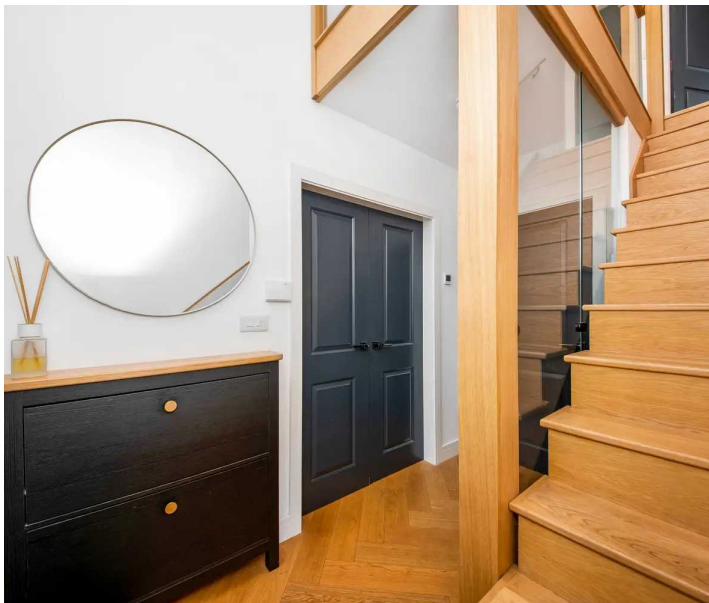
DOWNSTAIRS W.C.

With close coupled W.C. and basin sat within vanity unit with gold effect mixer tap over. There is a ceiling light with motion sensor, part tiling to the walls, tiled floor and extractor fan.

LIVING/DINING KITCHEN

27' 9" x 26' 7" (8.45m x 8.09m)

A superb open plan space incorporating the kitchen, living, and dining spaces and offering an abundance of natural light via aluminium double-glazed windows to three sides with three panel bi-fold doors opening onto the rear garden. The room is separated into two principal areas with the kitchen itself having a range of wall and base units in a wood effect shaker style with contrasting Quartz worktops with matching upstands and continuation of the oak flooring in a Herringbone design. There are integrated appliances in the form of twin NEFF ovens, NEFF microwave and coffee machine, matching five burner induction hob, integrated AEG dishwasher, housing for an American style fridge freezer, sunken one and half bowl copper effect sink with mixer tap over, boiling tap, and an integrated wine fridge within the island.



LIVING/DINING KITCHEN

The room is further lit by pendant lights over the dining space, three lights over the breakfast island which has breakfast bar seating area and further inset ceiling spotlights to the kitchen area and lounge space. The main focal point of the living space is a wall mounted electric fire. Twin timber and glazed doors with matching side panels lead through to the snug.

SNUG/OFFICE

10' 6" x 9' 0" (3.21m x 2.75m)

A further versatile reception space with built in cupboards, a continuation of the oak flooring and aluminium double glazed windows to the front.

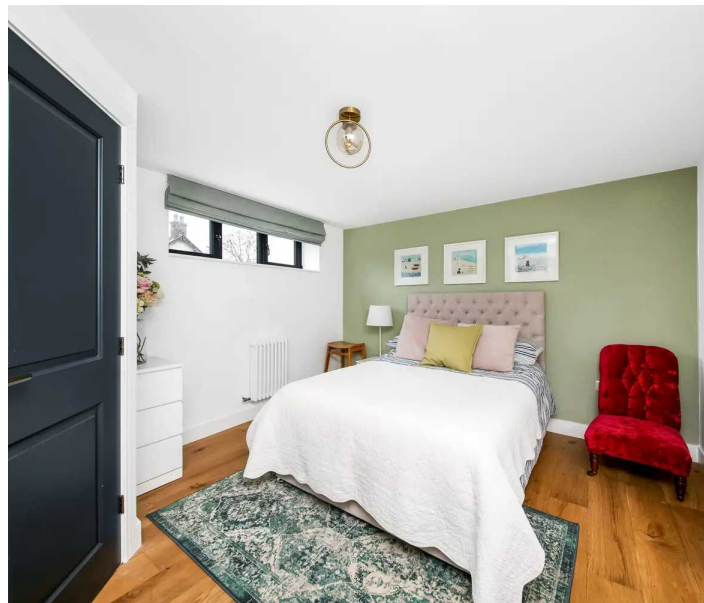
LOWER GROUND HALLWAY

From the dining area a door opens through to the staircase descending to the basement, via a quality oak staircase. In turn we reach the lower ground inner hallway. With inset ceiling spotlights, oak flooring and central heating radiator. There is access to a storage cupboard underneath the stairs and aluminium and obscure glazed door gives access to the side of the home. Here we gain entrance to the following rooms.

BEDROOM FOUR

14' 2" x 11' 0" (4.32m x 3.36m)

Currently used as a fourth bedroom, an ideal space which could be used as guest accommodation or potential to be used as a self contained annexed area to the lower ground floor, or indeed as an additional reception space if so desired. A impressive double bedroom with ceiling light, central heating radiator, oak flooring and aluminium double glazed windows to the side. A door opens through to en-suite shower room.





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 shower enclosure with mains fed electric shower within. There are inset ceiling spotlights, extractor fan, towel rail/radiator and tiled flooring.

UTILITY

7' 10" x 7' 10" (2.40m x 2.39m)

With base units in a regal blue with contrasting laminate worktops with matching upstands, a continuation of the oak flooring, plumbing for a washing machine, space for a tumble dryer and composite sink with copper effect mixer tap over. There are inset ceiling spotlights, extractor fan, central heating radiator and aluminium double glazed windows to two elevations and access to an airing cupboard where we find the boiler, hot water tank and manifold for the under floor heating.

CINEMA ROOM

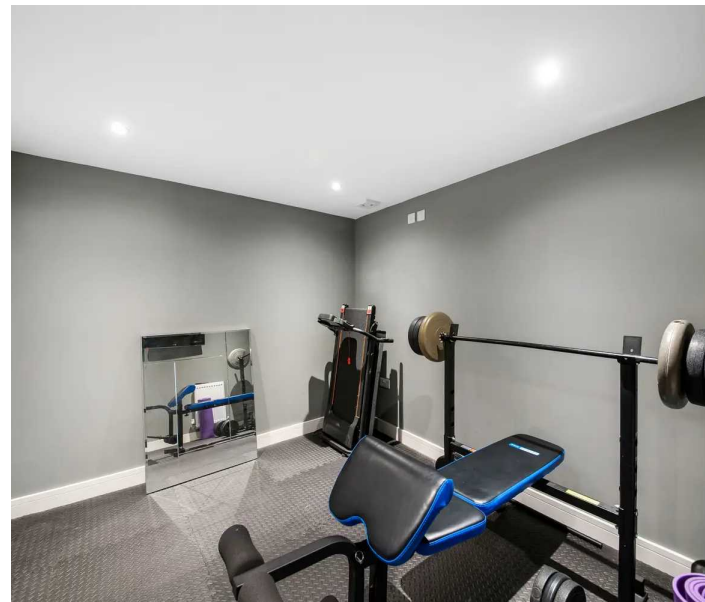
16' 0" x 14' 0" (4.88m x 4.27m)

A superb additional reception space currently used as a cinema room, yet offering fantastic versatility and could potentially be used as an additional occasional bedroom or indeed a lounge space if incorporated with the adjoining bedroom and self contained annex accommodation. There are inset ceiling spotlights, further plinth lighting and central heating radiator.

GYM

9' 9" x 8' 7" (2.97m x 2.62m)

A further versatile reception space currently used as a gym but may well make an ideal home office or similar. There are inset ceiling spotlights, extractor fan, central heating radiator and a bank of fitted cupboards.



FIRST FLOOR LANDING

Back from the entrance hallway, a staircase rises to the first floor landing. A superb open galleried landing with open glass balustrade overlooking the entrance hall with picture window and natural light is gained via a skylight. There is a ceiling light, oak flooring in a Herringbone configuration and central heating radiator. Here we gain entrance to the following rooms.

BEDROOM ONE

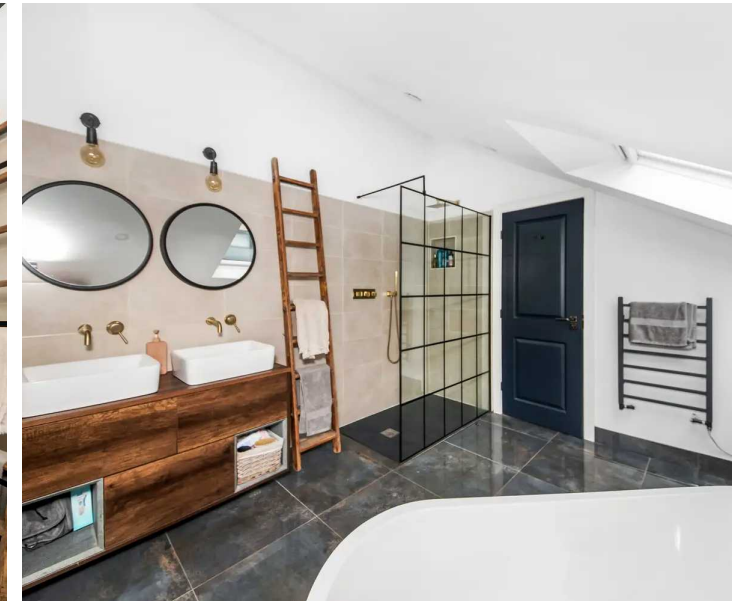
14' 0" x 12' 2" (4.27m x 3.71m)

A superb double bedroom with built in wardrobes, ceiling light, central heating radiator, access to loft via a hatch and natural light is gained via a skylight, aluminium double glazed window to rear and aluminium double glazed doors opening onto a glass Juliet balcony enjoying far reaching views. A door opens through to the en-suite bathroom.

EN-SUITE BATHROOM

10' 9" x 9' 8" (3.28m x 2.95m)

A luxury en-suite bathroom, incorporating a quality five piece sanitary ware in the form of; close coupled W.C., free standing bath with gold effect mixer tap over, walk in shower with mains fed gold effect mixer shower within, separate handheld attachment and twin basins each with gold effect mixer taps over. It is completed with a tiled floor, under floor heating, inset ceiling spotlights, extractor fan, part tiling to the walls, electric towel rail/radiator with natural light gained via skylight to the side and frosted aluminium double glazed feature window to the front.





BEDROOM TWO

12' 10" x 12' 0" (3.91m x 3.67m)

A further double bedroom again rear facing with ceiling light, central heating radiator, skylight to the side, aluminium double glazed window to the rear and aluminium double glazed door opening onto the glass Juliet balcony with views to the rear. A door opens through to the Jack and Jill en-suite shower room.

JACK AND JILL EN-SUITE SHOWER ROOM

10' 3" x 3' 9" (3.12m x 1.14m)

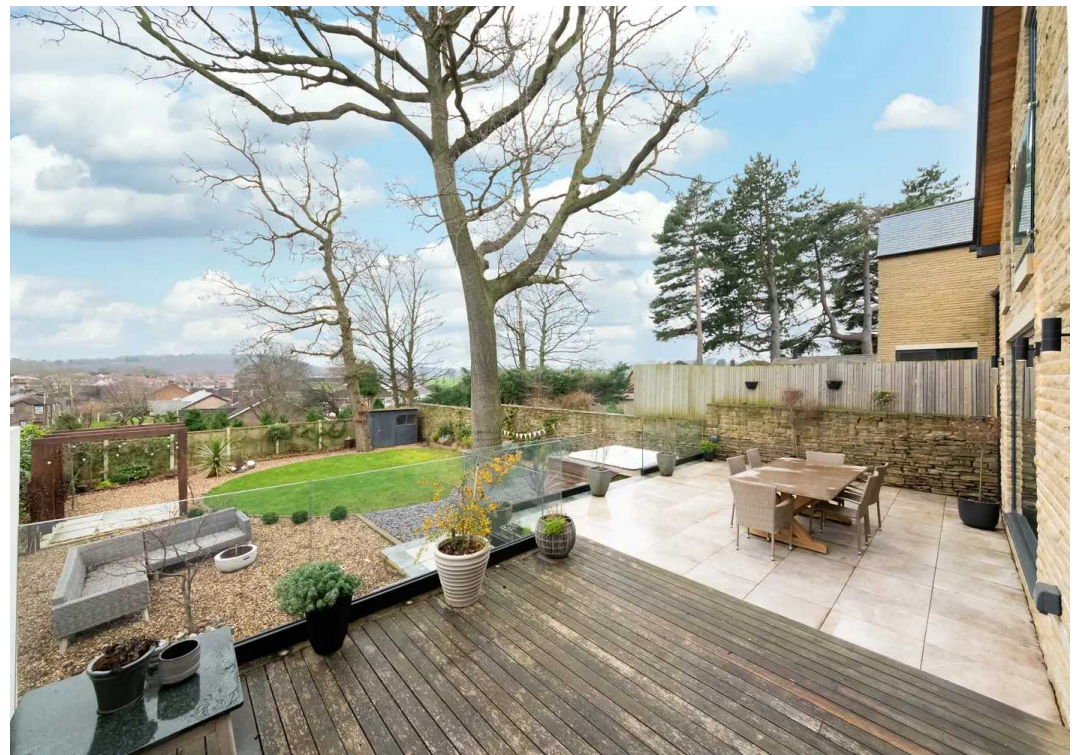
Comprising a three piece quality white suite in the form of low level W.C., basin with gold effect mixer tap over and shower enclosure with mains fed shower within and separate handheld attachment. There are inset ceiling spotlights, extractor fan, part tiling to the walls, tiled floor, electric towel rail/radiator and a skylight to the side. A door opens to bedroom three, which can also be accessed from the first floor landing.

BEDROOM THREE

11' 4" x 10' 0" (3.45m x 3.06m)

A further double bedroom with ceiling light, central heating radiator, skylight to the side and aluminium double glazed window to the front.





GARDEN

There is a cobbled driveway to the front providing off street parking for two vehicles, leading to the detached stone built garage under a pitched slate roof and accessed via a control operated roller door to the front and personal door to the side and also has a Velux skylight. Also to the front there is a flagged patio area with glass balustrade with steps then descending to a low maintenance gravelled area which continues around to the side of the property. To the rear of the home is an excellently proportioned garden with perimeter fencing, period stone walling and separated into numerous areas. There is an extensive patio seating area accessed directly from the living/dining/kitchen, this has glass balustrades and a raised wooden decked area which is ideal for seating space. Steps then descend to the lower garden which is also separated into a lawned area and low maintenance gravelled beds, with perimeter flower beds, there is hard standing for sheds and hot tub.





ADDITIONAL INFORMATION

The EPC is a E-53 and the council tax band is C, and we are informed by the vendor that the property is Freehold.

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) COPYRIGHT Unauthorized reproduction prohibited.

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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MORTGAGE ADVICE

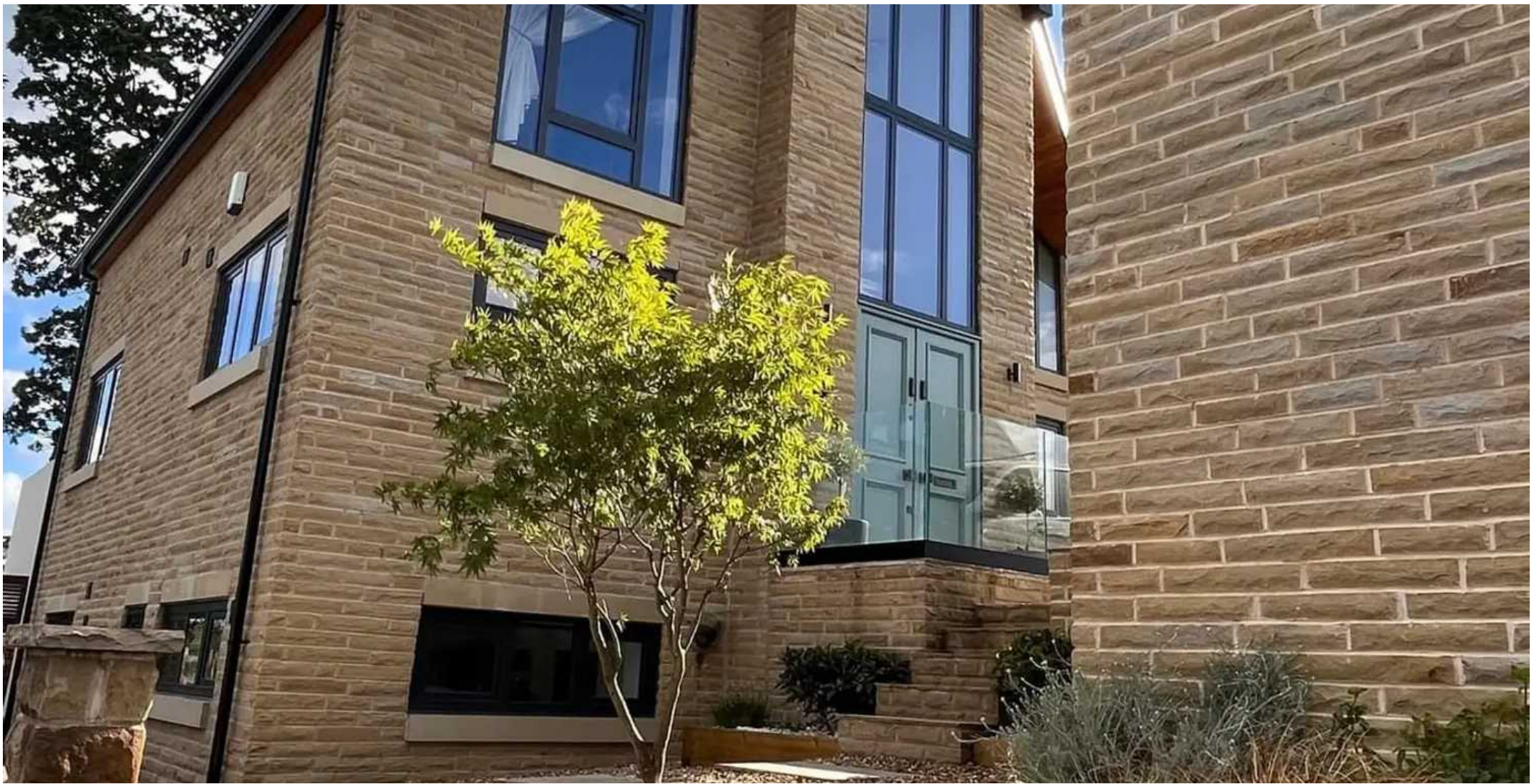
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OFFICE OPENING TIME 7 DAYS A WEEK

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

The Business Village, Barnsley Business & Innovation Centre
Innovation Way - S75 1JL

01226 731730

barnsley@simonblyth.co.uk

www.simonblyth.co.uk/

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