



Wood Street, South Hiendley, S72 9BJ

Barnsley

Offers in Region of **£395,000**



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South Hiendley, Barnsley

A SUBSTANTIAL FIVE BEDROOM DETACHED FAMILY HOME OFFERING A WEALTH OF VERSATILE ACCOMMODATION IN A THREE STOREY CONFIGURATION, WITH A WEALTH OF VERSATILE RECEPTION SPACE LOCATED ON THIS POPULAR DEVELOPMENT ON A NO THROUGH ROAD, THIS FORMER SHOW HOUSE HAS BEEN SIGNIFICANTLY UPGRADED BY THE CURRENT VENDORS TO CREATE HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- SUBSTANTIAL FIVE BEDROOM DETACHED FAMILY HOME
- FORMER SHOW HOME
- SIGNIFICANTLY UPGRADED
- HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT
- FOUR BEDROOMS WITH FITTED WARDROBES
- MASTER EN-SUITE
- LANDSCAPED GARDEN
- DOUBLE DRIVEWAY
- SINGLE GARAGE





ENTRANCE HALLWAY

Entrance gained via composite and obscure glazed door into the entrance hallway. A spacious entrance hallway with ceiling light, coving to the ceiling, part wood panelling, decoratively tiled floor and staircase rising to the first floor. Here we gain access to the following rooms.

DOWNSTAIRS W.C.

Comprising a two piece white suite in the form of close coupled W.C. and wall mounted basin with chrome mixer tap over and vanity unit. There is ceiling light, part tiling to the walls, tiled floor, central heating radiator and obscure uPVC double glazed window to the front.

BREAKFAST KITCHEN

A fabulous open plan space having been amended by the current vendor and now incorporating quality kitchen units to wall and base level in a wood effect shaker style with contrasting quartz overlays with matching upstands and all complimented by wood effect tiled flooring. There are integrated appliances in the form of electric Stoves oven and grill, with four burner gas hob with extractor fan over, integrated dishwasher, integrated washing machine and housing for an American style fridge freezer. There is a breakfast bar seating area with ceiling light over, further inset ceiling spotlights, two central heating radiators and natural light gained via two uPVC double glazed windows to the rear. There is further access to the side of the home via uPVC and obscure glazed door.



GARDEN ROOM/SNUG

An additional reception space offering a high degree of versatility and currently is used as a playroom however, it could make an ideal work from home office space or similar. There is a ceiling light, coving to the ceiling, part wood panelling to the walls, wood effect laminate flooring, central heating radiator and twin uPVC French doors to the rear.

LIVING ROOM

Back from the entrance hallway we find the living room. An excellently proportioned principal reception space, positioned to the front of the home with uPVC double glazed bay window and the main focal point being an ornate fire surround. There is ceiling light, coving to the ceiling and two central heating radiators.

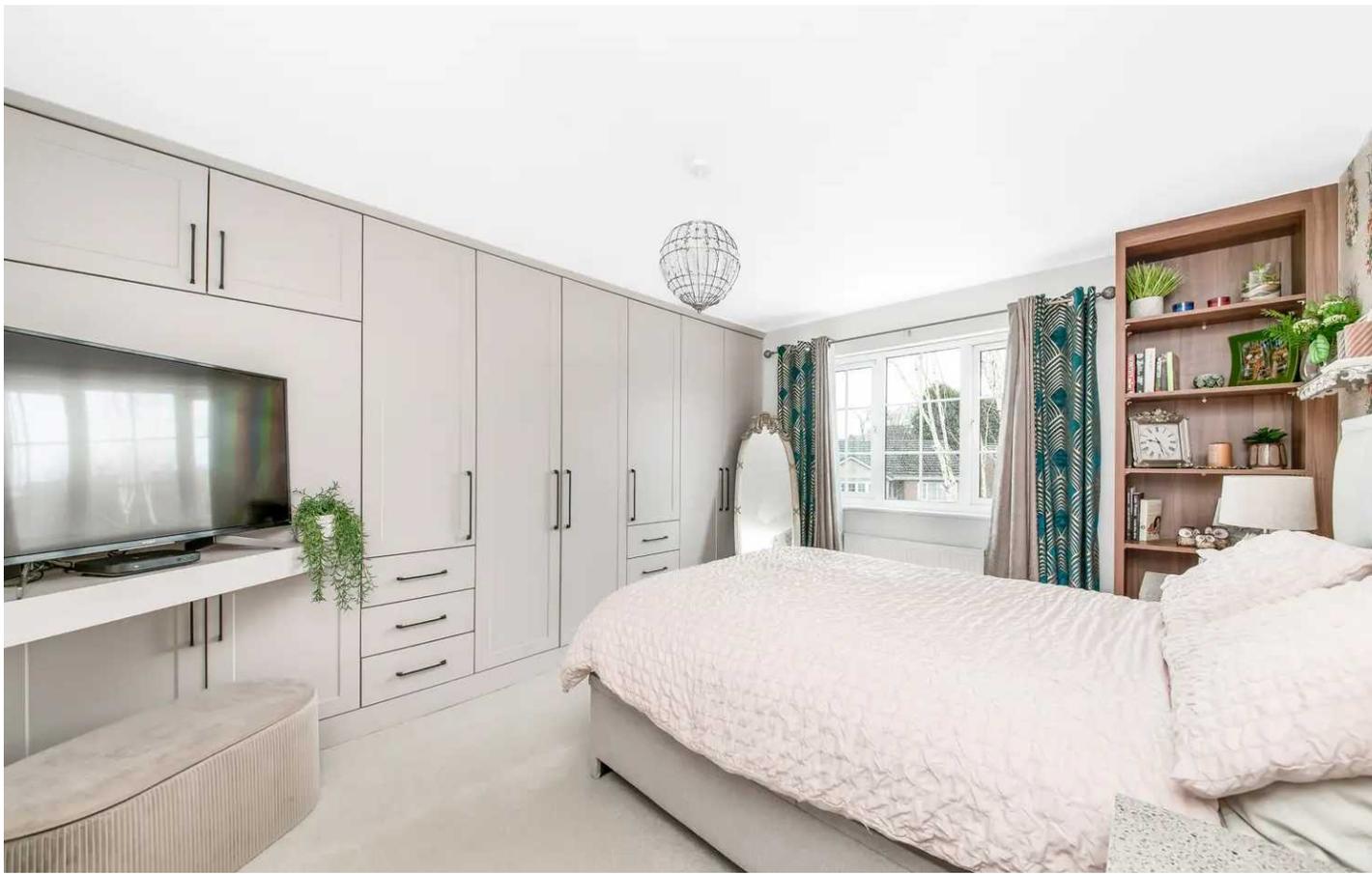
DINING ROOM

Having been converted by the current vendor from what was the garage, this now offers further versatile space with ample room for a dining table and chairs however, it could make a potential work from home office, gym or snug. There is part wood panelling to the walls, ceiling light, wood effect laminate worktops, central heating radiator and uPVC double glazed window to the front.

FIRST FLOOR LANDING

From the entrance hallway the staircase rises and turns to the first floor landing with two ceiling lights, central heating radiator, built in cupboard and staircase rising to the second floor. Here we gain access to the following rooms.





BEDROOM ONE

An excellently proportioned double bedroom, benefitting from a bank of fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the front.

EN-SUITE SHOWER ROOM

An upgraded room with a three piece white sanitary ware in the form of close coupled W.C., wall mounted basin with vanity unit, chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, part wood panelling to the walls, part tiling to the walls, tiled floor and towel rail/radiator.

BEDROOM TWO

A further double bedroom again benefitting from a bank of fitted wardrobes, there is ceiling light, part wood panelling to the walls, central heating radiator and uPVC double glazed window to the rear.

BEDROOM THREE

A further double bedroom currently used as a nursery and again benefitting from fitted wardrobes, part wood panelling to the walls, ceiling light, central heating radiator and uPVC double glazed window to the rear.





BEDROOM FOUR

Currently used as a study, there is ceiling light, central heating radiator, wood effect laminate flooring, built in wardrobes and uPVC double glazed window to the front.

HOUSE BATHROOM

An upgraded bathroom having been amended by the current vendor and now offering a three piece sanitary ware in the form of close coupled W.C., wall mounted basin with vanity unit, chrome mixer tap over and P shaped shower bath with chrome mixer tap and mains fed chrome mixer shower over with glazed shower screen. There are inset ceiling spotlights, two extractor fans, full tiling to the walls and floor, chrome towel rail/radiator and obscure uPVC double glazed window to the side.

BEDROOM FIVE

From the first floor landing the staircase rises and turns to bedroom five. A superbly proportioned space creating a further double bedroom however it may make an ideal additional reception space due to the dimensions. There are inset ceiling spotlights, three skylights to the rear, central heating radiator and access to eaves storage.





OUTSIDE

To the front of the home is a block paved driveway providing off street parking for two vehicles, leading to the attached single garage which is accessed via an up and over door and provides further off street parking, storage or indeed scope for converting into additional living accommodation given necessary planning and consents. Also to the front of the home is a lawned garden space and flower bed with trees, part perimeter fencing and walling. A timber gate to the side of the home in turn leads to the rear garden. To the rear is a lovely excellently proportioned garden having been landscaped by the current vendor and now has a central lawned space with significant flagged patio seating area and low maintenance flower beds containing various shrubs and trees and is all fully enclosed with perimeter fencing.







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