



**Long Cliffe Close, Shafton, S72 8WJ**

Barnsley

Offers in Region of **£280,000**







## Long Cliffe Close

Shafton, Barnsley

LOCATED IN THIS QUIET CUL-DE-SAC LOCATION ON THIS HIGHLY REGARDED RESIDENTIAL DEVELOPMENT WE OFFER TO THE MARKET THIS WELL PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME OFFERING ACCOMMODATION ACROSS TWO STORIES.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- DETACHED HOUSE
- THREE RECEPTION ROOMS
- DOWNSTAIRS W.C
- UTILITY
- DOUBLE DRIVEWAY
- DOUBLE GARAGE
- ENCLOSED REAR GARDEN
- SPACIOUS PROPERTY
- NO CHAIN







### **ENTRANCE HALL**

Entrance gained via composite door into entrance hallway. A spacious entrance hallway with two ceiling lights, central heating radiator, staircase rising to first floor, access to useful storage cupboard for coats and uPVC double glazed window to front. Here we gain access to the following rooms.

### **DOWNSTAIRS W.C**

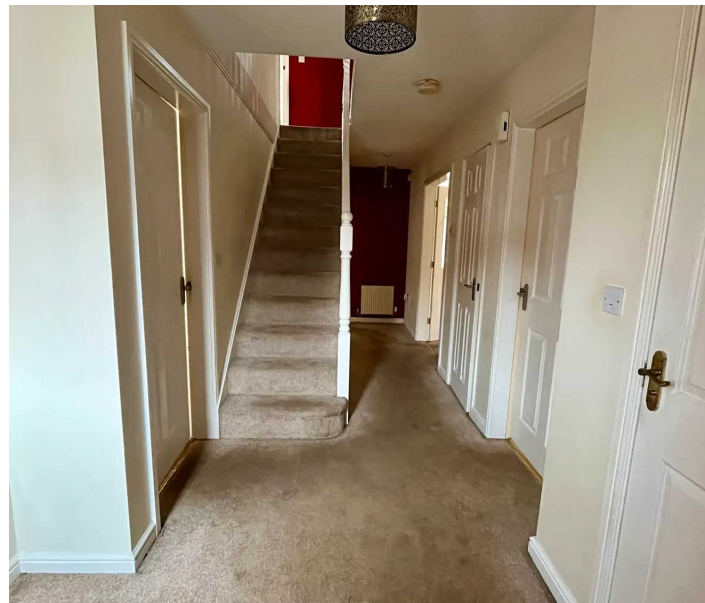
Comprising of a close coupled W.C and pedestal basin with chrome mixer tap over. The room has a ceiling light, central heating radiator and obscure uPVC double glazed window.

### **SNUG**

A front facing reception space with ceiling light, central heating radiator and front facing uPVC double glazed windows to front.

### **STUDY**

A Further front facing reception space ideal for a home office, study or similar. The room has a ceiling light, central heating radiator and uPVC double glazed window.





## LIVING ROOM

A rear facing reception room with the main focal point being an electric fire set within surround. The room has a ceiling light, central heating radiator and natural light is gained via two uPVC double glazed windows to rear and twin French doors in uPVC giving access to rear.

## DINING KITCHEN

A spacious dining kitchen with ample room for a dining table and chairs. The kitchen itself has a range of wall and base units in a wood effect shaker style with laminate worktops. Integrated appliances in the form of; Bosch electric oven with grill, four ring burner induction hob with chimney style extractor fan over, integrated fridge and integrated freezer, central heating radiator and one and half bowl stainless steel sink with chrome mixer tap over. The room is lit by inset ceiling spotlights, under cupboard lighting and uPVC double glazed window to rear. A door leads through to the utility.

## UTILITY

With a continuation of the wall and base units in a wood effect, with laminate worktops over. There is a one and half bowl stainless steel sink with chrome mixer tap over, extractor fan, ceiling light, tiled splashback, central heating radiator, space for further appliances, cupboard housing the boiler and a door leads with obscure glazed window opens out to the rear of the property.







### **FIRST FLOOR LANDING**

From the entrance hallway a staircase rises and turns to the first floor landing with, two ceiling lights, central heating radiator, access to loft via a hatch and airing cupboard which houses the hot water tank. Here we gain entrance to the following rooms.

### **BEDROOM ONE**

A spacious master bedroom with ceiling light, bank of fitted wardrobes, central heating radiator, and uPVC double glazed window over looking the rear garden. A door opens through to the en-suite shower room.

### **EN-SUITE SHOWER ROOM**

Comprising of a three piece suite in the form of; close coupled W.C, pedestal basin with chrome taps over and shower enclosure with mains fed mixer shower within. The room has a ceiling light, part tiling to walls, shaver socket, extractor fan and obscure uPVC double glazed window.

### **BEDROOM TWO**

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





### **BEDROOM THREE**

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

### **BEDROOM FOUR**

Again front facing with ceiling light, central heating radiator and uPVC double glazed window.

### **HOUSE BATHROOM**

A modern four piece white suite in the form of; close coupled W.C, basin sat within vanity unit with chrome mixer tap over, shower enclosure with mains fed mixer shower within and bath with chrome taps over. There inset ceiling spotlights, full tiling to walls, extractor fan, chrome towel rail / radiator, laminate flooring and obscure uPVC double glazed window.

### **Outside**

To the front of the home is a lawned garden space with path. There is a double driveway leading to the detached double garage which provides off street parking and storage. Having up and over doors as well as a personal door which can be accessed from the rear. To the rear of the home is a decked patio with steps leading to a lawned garden space. The garden is fully enclosed with perimeter fencing.













## ADDITIONAL INFORMATION

The EPC is a C-74 and the council tax band is D, 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)

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## 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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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 TIMES OPEN 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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