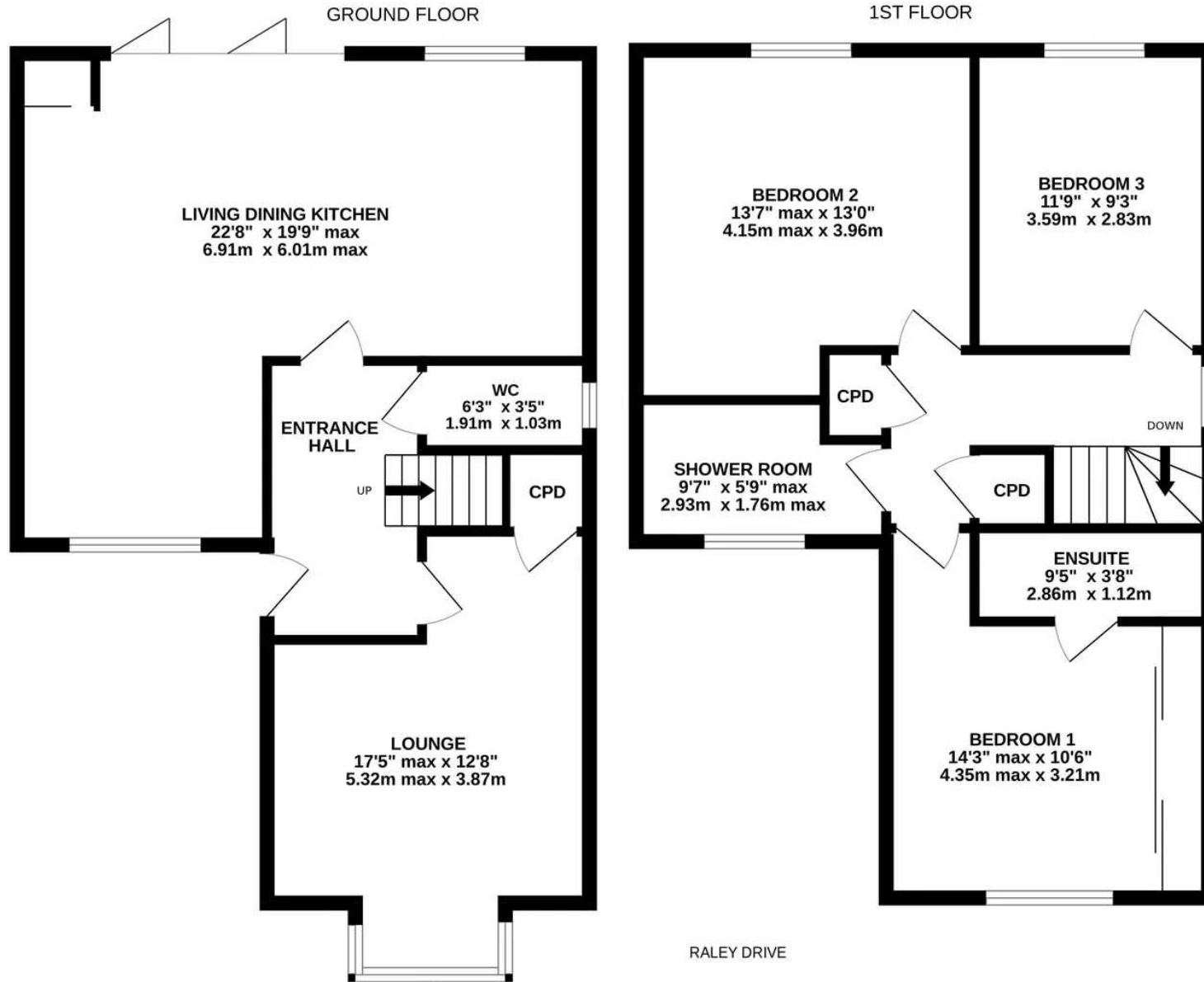




**Raley Drive, Barnsley**

Barnsley

In Excess of **£315,000**



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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## Raley Drive

Barnsley, Barnsley

A TRULY FABULOUS THREE DOUBLE BEDROOMED DETACHED FAMILY HOME, HAVING BEEN AMMENDED BY THE CURRENT VENDOR TO CREATE AN OPEN PLAN LIVING SPACE WITH BI FOLD DOORS, AND FINISHED TO THE HIGHEST QUALITY THROUGHOUT.

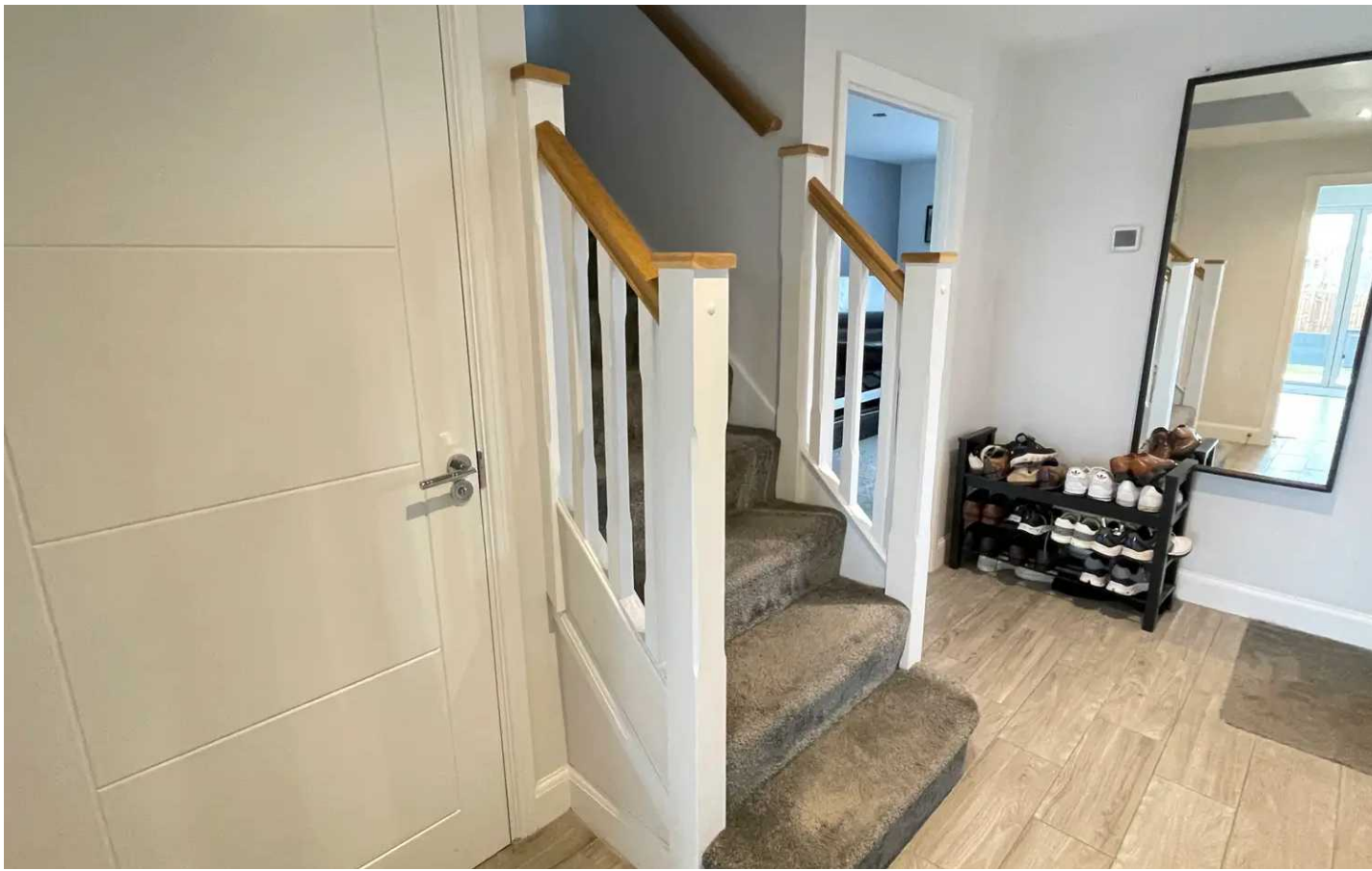
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





### **ENTRANCE HALLWAY**

Entrance gained via composite and obscure glazed door into entrance hallway with inset ceiling spotlights, central heating radiator and wood effect tiled flooring. Staircase rises to first floor and here we gain entrance to the following rooms.

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

Comprising of two-piece white suite in the form of close coupled W.C., pedestal basin with chrome mixer tap over, there are inset ceiling spotlights, central heating radiator, tiled flooring and obscure uPVC double glazed window to the side.

### **LOUNGE**

A front facing reception space, with uPVC double glazed bay window to the front, there are inset ceiling spotlights, two central heating radiators and access to cupboard underneath the stairs.

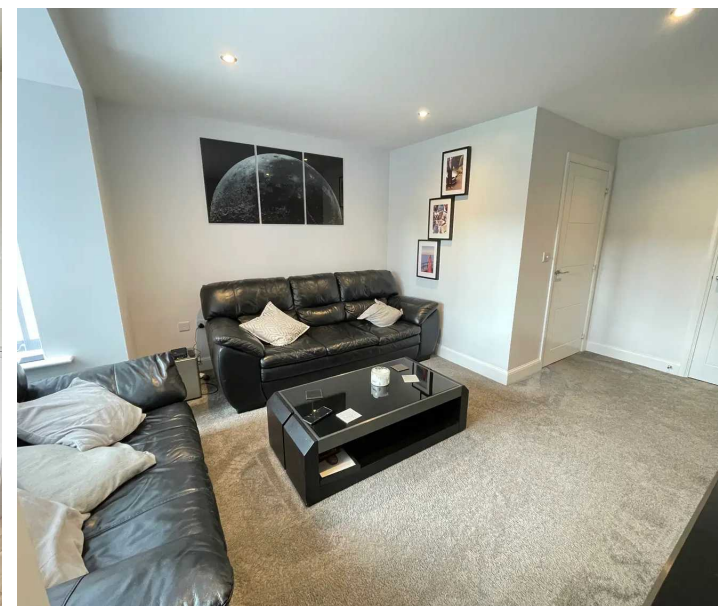


## LIVING DINING KITCHEN

A fabulous open plan space having been created by the current vendor by converting the pre existing garage and now creating this superb open plan feel, incorporating kitchen dining and living spaces, currently being used as a games area with ample room to configure as so desired.

## KITCHEN

The kitchen space has a range of wall and base units in a high gloss with contrasting solid, wood block worktops with tiled splashbacks, complemented with a continuation of the wood effect tiling to the floor throughout. Integrated appliances in the form of stainless-steel electric oven, a four burner gas hob with extractor fan over, there is plumbing for a washing machine, plumbing for a dishwasher, integrated fridge / freezer and composite sink with mixer tap over. The room has inset ceiling spotlights, natural light gained via five panel bi-folding doors leading to rear garden with further uPVC double glazed window, in addition there is a uPVC double glazed window to the front, the room is heated by a central heating radiator.





### **STAIRCASE TO FIRST FLOOR**

Back from entrance hallway, staircase rises and turns to first floor landing, with spindle balustrade, inset ceiling lights, central heating radiator, access to loft space via a hatch, a uPVC double glazed window to the side and also has access to two storage cupboards and here we gain entrance to the following rooms.

### **BEDROOM ONE**

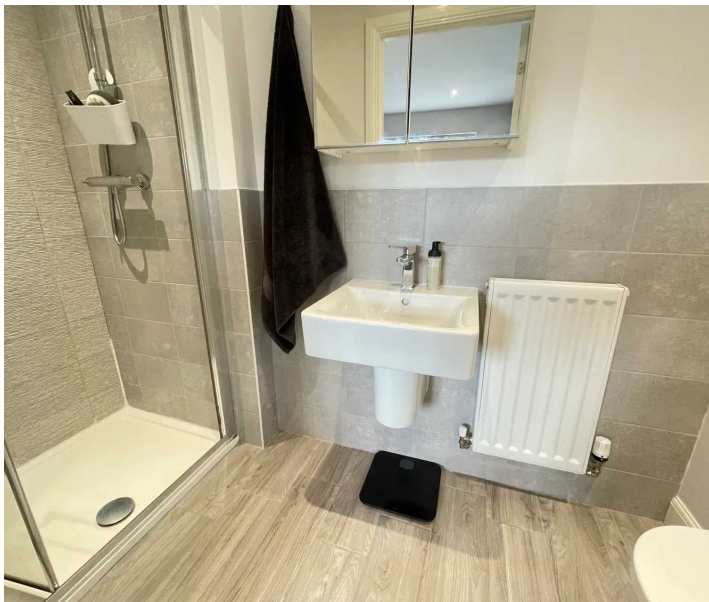
A double bedroom with inset ceiling spotlights, central heating radiator, built in wardrobes and uPVC double glazed window to the front with views over the green.

### **EN SUITE SHOWER ROOM**

Comprising of three piece white suite in the form of close coupled W.C., wall mounted basin with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, part tiling to walls, tiled floor and central heating radiator.

### **BEDROOM TWO**

Of fantastic proportions, this rear facing bedroom has inset ceiling spotlights, central heating radiator and uPVC double glazed window.



### **BEDROOM THREE**

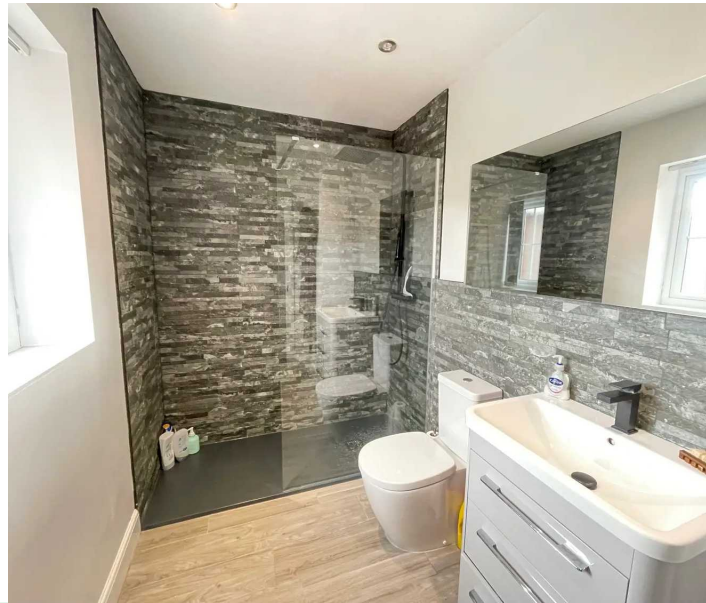
Further double bedroom, again rear facing with inset ceiling spotlights, central heating radiator and uPVC double glazed window.

### **SHOWER ROOM**

Modern shower room with the following sanitary ware in place, close coupled W.C, basin within vanity unit with black mixer tap over and walk in shower with mains fed black mixer shower within. There are inset ceiling spotlights, part tiling to walls, tiled floor, towel rail/ radiator, extractor fan and obscure uPVC double glazed window to the front.

### **OUTSIDE**

To the front is the tarmacked driveway providing off street parking and to the rear is a fully enclosed garden with perimeter fencing, immediately behind the home from the bi-fold doors is a flagged patio seating area leading to lawn space and in turn reaching expansive wooded decked seating area.







## **ADDITIONAL INFORMATION**

The EPC Rating is B, 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

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### **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 -14:00pm

Sunday - 11:00 am - 13:00pm



## Simon Blyth Estate Agents

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