

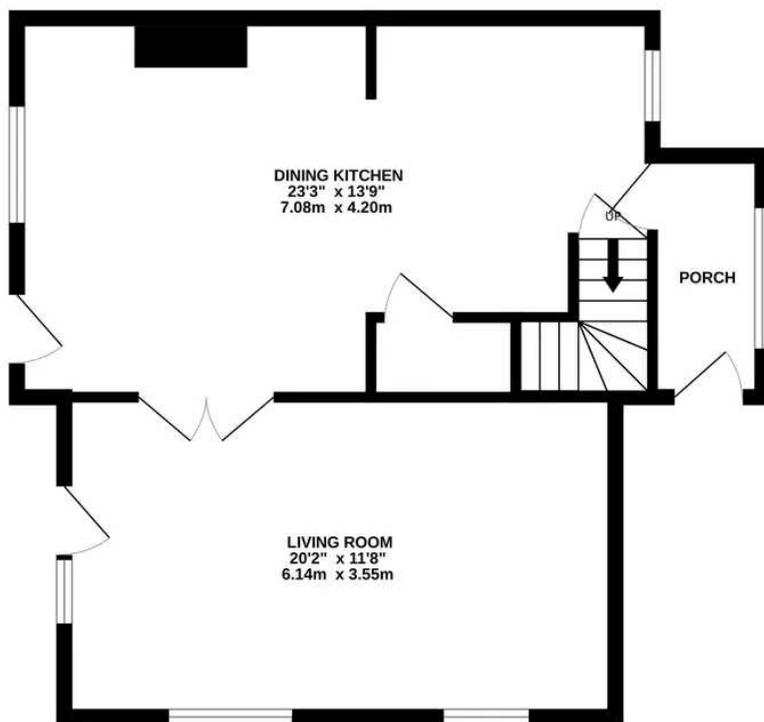


Abbey Lane, Barnsley

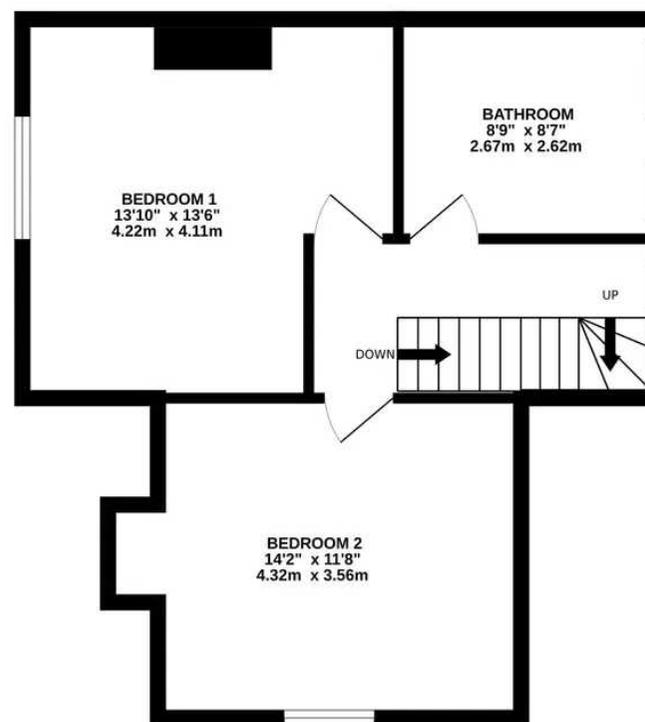
Barnsley

In Excess of **£290,000**

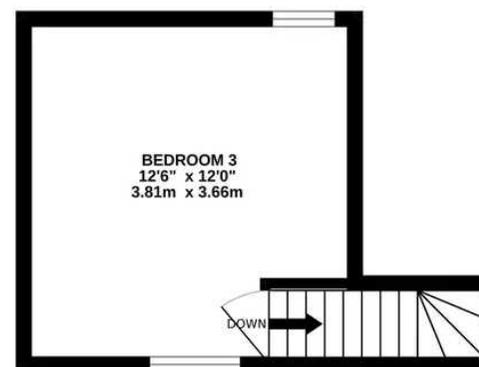
GROUND FLOOR



1ST FLOOR



2ND FLOOR



ABBEEY LANE

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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Abbey Lane

Barnsley

AN INDIVIDUAL THREE DOUBLE BEDROOMED PERIOD SEMI DETACHED PROPERTY ENJOYING A FABULOUS POSITION OVERLOOKING MONK BRETTON PRIORY AN ENGLISH HERITAGE SITE, SITUATED IN A QUIET TUCKED AWAY POSITION YET WITH AN EASE OF ACCESS FOR ANY LOCAL AMENITIES INCLUDING THE TRANS PENINE TRAIL OFFERING SUPERB WALKING AND CYCLE ROUTES.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- UNIQUE PROPERTY
- FABULOUS VIEWS OF PRIORY
- THREE DOUBLE BEDROOMS
- DOUBLE GARAGE
- QUIET, TUCKED AWAY POSITION





ENTRANCE PORCH

Entrance gained via uPVC and obscure glazed door into entrance porch. An addition to the home with uPVC double glazing to two sides, central heating radiator, ceiling light and wooden flooring. Here we find the Worcester boiler, uPVC and obscure glazed door then opens into living dining kitchen.

LIVING DINING KITCHEN

A fabulous open plan space, incorporating kitchen area with ample room for dining table and chairs and additional lounge furniture in a configuration of your choice. The kitchen itself has a range of wall and base units in an ivory shaker style with contrasting wood effect laminate worktops, wood effect laminate flooring, there is space for a range cooker with extractor fan over, integrated slim line dishwasher, space for American style fridge freezer, there is a central island. The room has two ceiling lights, access to storage cupboard under the stairs and two central heating radiators, natural light is gained via uPVC double glazed windows to the front and to the rear and composite and obscure glazed door gives access to rear garden. The main focal point of the room being a multi fuel stove sat within stone mullion surround with tiled hearth. Timber and glazed twin doors then open through to living room.



LIVING ROOM

An excellently proportioned principal reception space, enjoying a high degree of natural light via two uPVC double glazed windows to the side and uPVC double glazed door with matching side panel giving access to rear garden. There is a ceiling light, two vertical contemporary central heating radiators and exposed stonework.

STAIRCASE TO FIRST FLOOR LANDING

From dining kitchen a door opens to a staircase which rises and turns to first floor landing, with two wall lights, central heating radiator and uPVC double glazed window to front. Here we gain access to the following rooms.

BEDROOM ONE

Generous double bedroom with ceiling light, central heating radiator and uPVC double glazed window to rear.





BEDROOM TWO

Further double bedroom with inset ceiling lights, central heating radiator, exposed stonework, uPVC double glazed window to the side and Velux window to rear which turns into a balcony, perfectly positioned to take full advantage of the fabulous views over the priory to the side.

BATHROOM

Comprising of a four-piece modern white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over, bath with chrome mixer tap and shower enclosure with Mira electric shower over. There is a ceiling light, extractor fan, part tiling to walls, chrome towel rail / radiator and obscure uPVC double glazed window to the front.

STAIRCASE TO SECOND FLOOR LANDING

From landing staircase rises and turns to second floor, with door opening to Bedroom Three.

BEDROOM THREE

An additional well sized double bedroom with ceiling light, central heating radiator, access to under eaves storage, Velux skylight to the rear and uPVC double glazed window to the side overlooking the priory.



OUTSIDE

To the side of the home timber gates open to private driveway, a gravelled driveway providing off street parking for numerous vehicles. In turn leading to double detached garage. The double detached garage has power and lighting and is accessed via remote controlled operated door, which provides off street parking or an ideal workshop. To the rear of the home is a fully enclosed garden with perimeter walling and fencing. Immediately behind the home there is a lawned garden space with flower beds containing various plants and shrubs.





ADDITIONAL INFORMATION

The EPC is a D-58 and the council tax band is B, 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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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 - 2:00pm

Sunday - 11:00 am - 1:00pm



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