

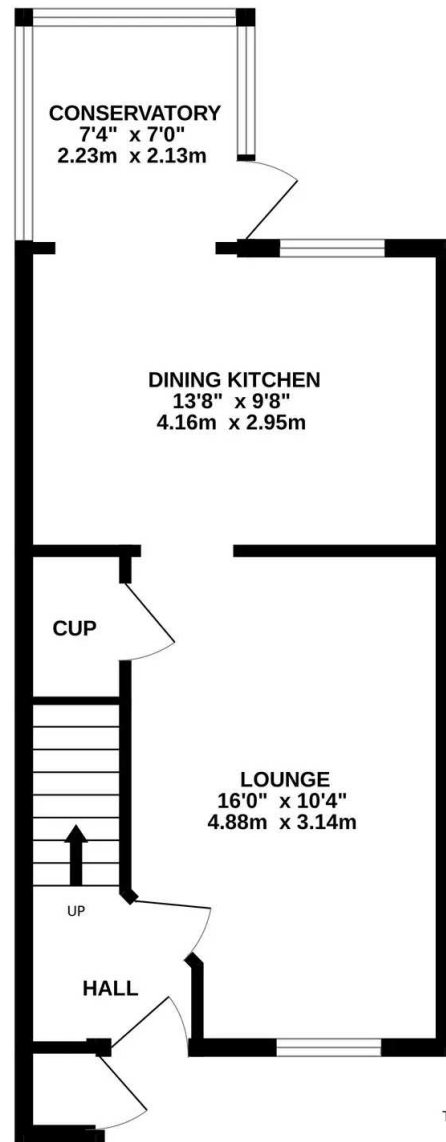


**Towngate, Silkstone**

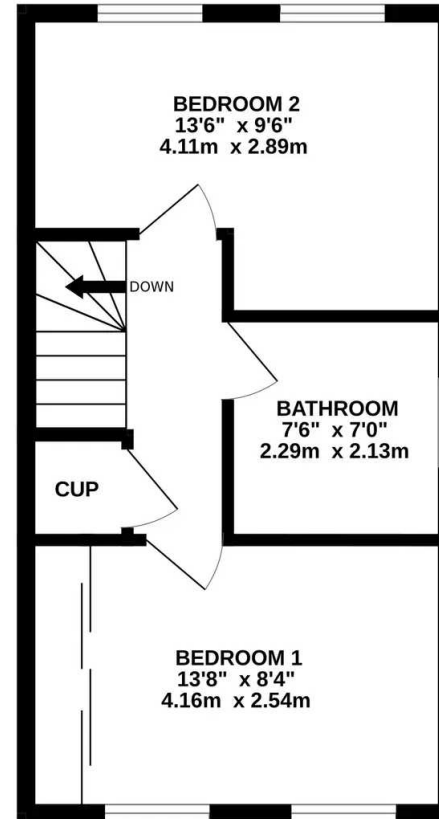
Barnsley

Offers around **£190,000**

GROUND FLOOR



1ST FLOOR



TOWNGATE

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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## Towngate

Silkstone, Barnsley

LOCATED ON THIS QUIET CUL DE SAC ON THIS POPULAR RESIDENTIAL DEVELOPMENT AND ENJOYING A WOODED ASPECT TO REAR, WE OFFER TO THE MARKET THIS TWO DOUBLE BEDROOM END TOWNHOUSE, LOCATED IN THIS HIGHLY REGARDED VILLAGE WITH EXCELLENT COMMUTABILITY AND LOCAL SCHOOLING AND WITH NO UPPER VENDOR CHAIN.

- TWO DOUBLE BEDROOMS
- NO UPPER VENDOR CHAIN
- QUIET CUL DE SAC
- IDEAL LOCATION
- EXCELLENT COMMUTABILITY



### **ENTRANCE HALLWAY**

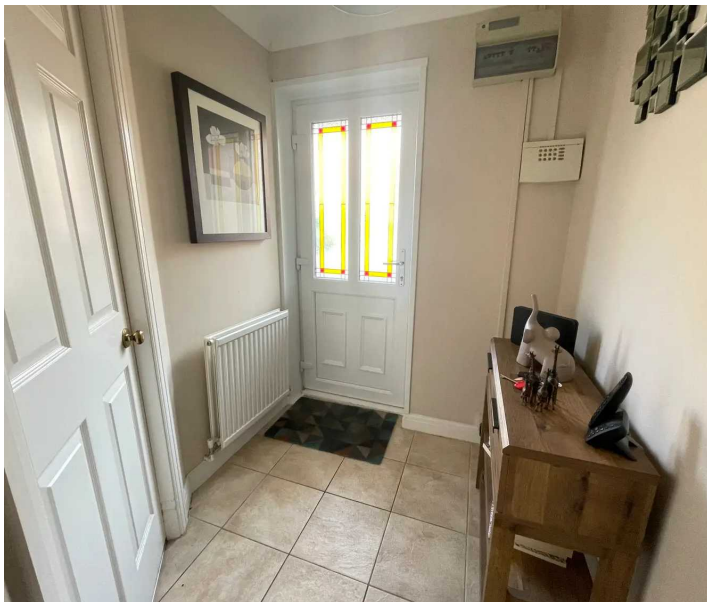
Entrance gained via uPVC and decoratively glazed door into entrance hallway with ceiling light, coving to the ceiling, tiled floor and staircase rising to first floor, door opens through to living room.

### **LIVING ROOM**

A front facing reception space with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to the front. There is access to useful storage cupboard underneath the stairs.

### **KITCHEN**

A door opens through to the kitchen with a range of wall and base units in a shaker style with laminate worktops and tiled splashbacks. There is an integrated electric oven with four burner gas hob with extractor fan over. There is plumbing for a washing machine, space for fridge freezer and a one and a half bowl stainless steel sink with chrome mixer tap over. There are inset ceiling spotlights, further light over dining space, central heating radiator and uPVC double glazed window to rear. An archway leads through to conservatory.



## CONSERVATORY

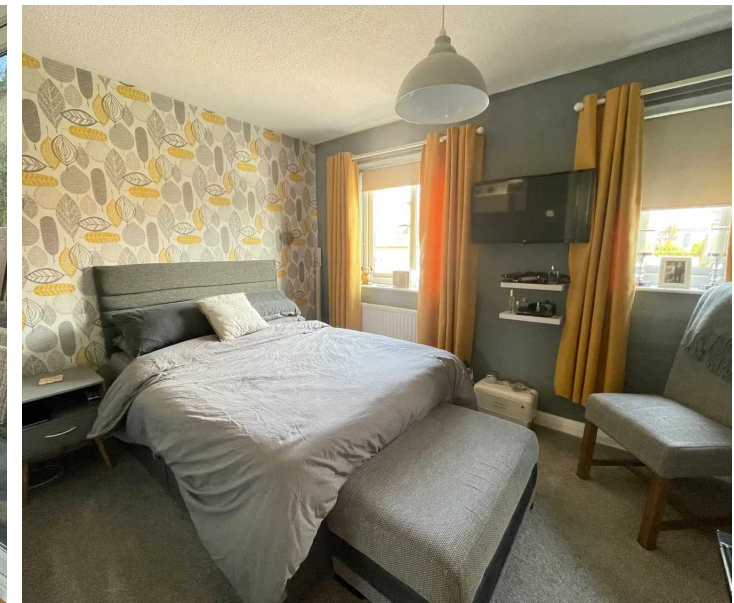
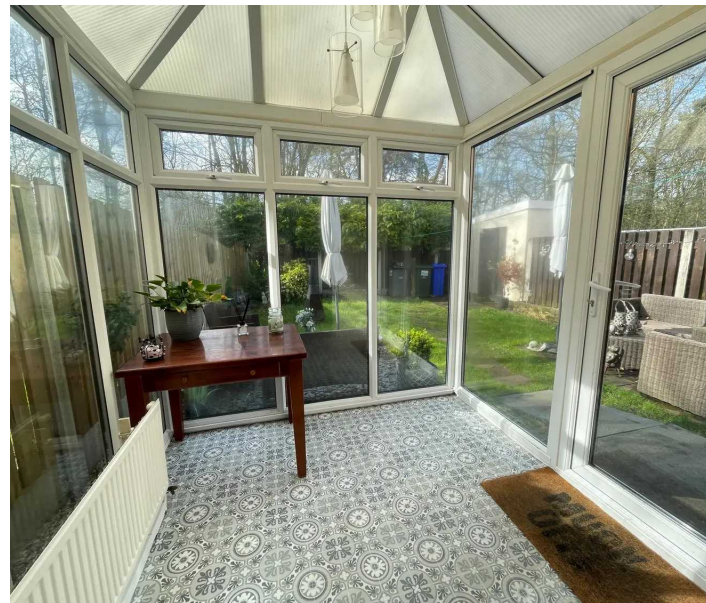
An addition to the home offering further reception space with uPVC double glazing and door giving access out, there is a ceiling light and central heating radiator.

## FIRST FLOOR LANDING

Back from the entrance hallway a staircase rises to the first-floor landing with spindle balustrade, ceiling light, access to airing cupboard and access to loft via a hatch. The loft is partially boarded and offers excellent storage space. Here we gain access to the following rooms.

## BEDROOM ONE

A front facing double bedroom with a bank of fitted wardrobes, ceiling light, central heating radiator and two uPVC double glazed windows.





## **BEDROOM TWO**

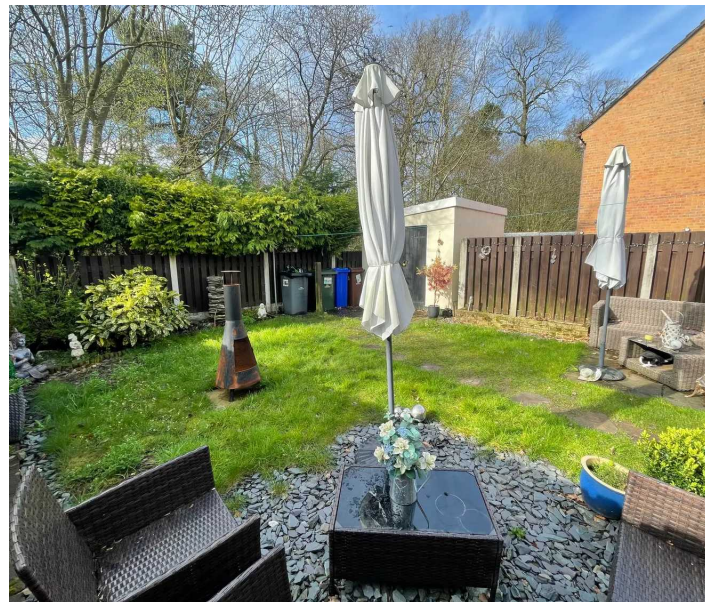
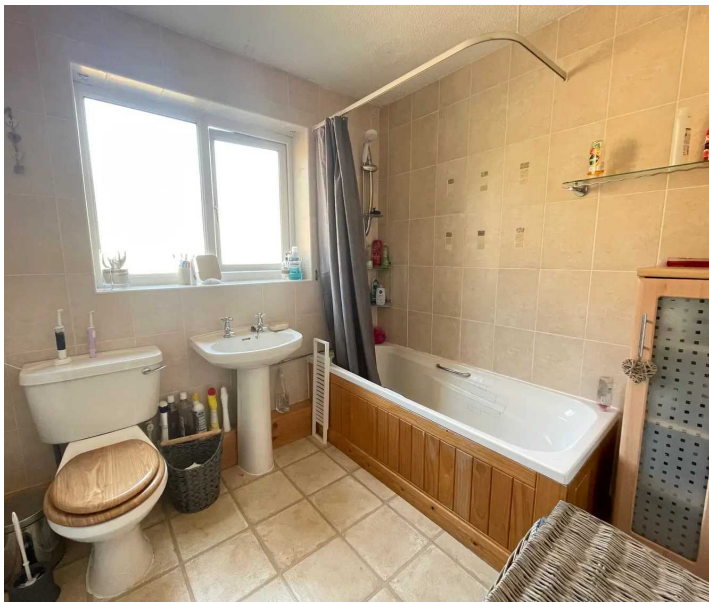
An excellently proportioned double bedroom with ceiling light, central heating radiator and two uPVC double glazed windows to the rear, enjoying wooded aspect.

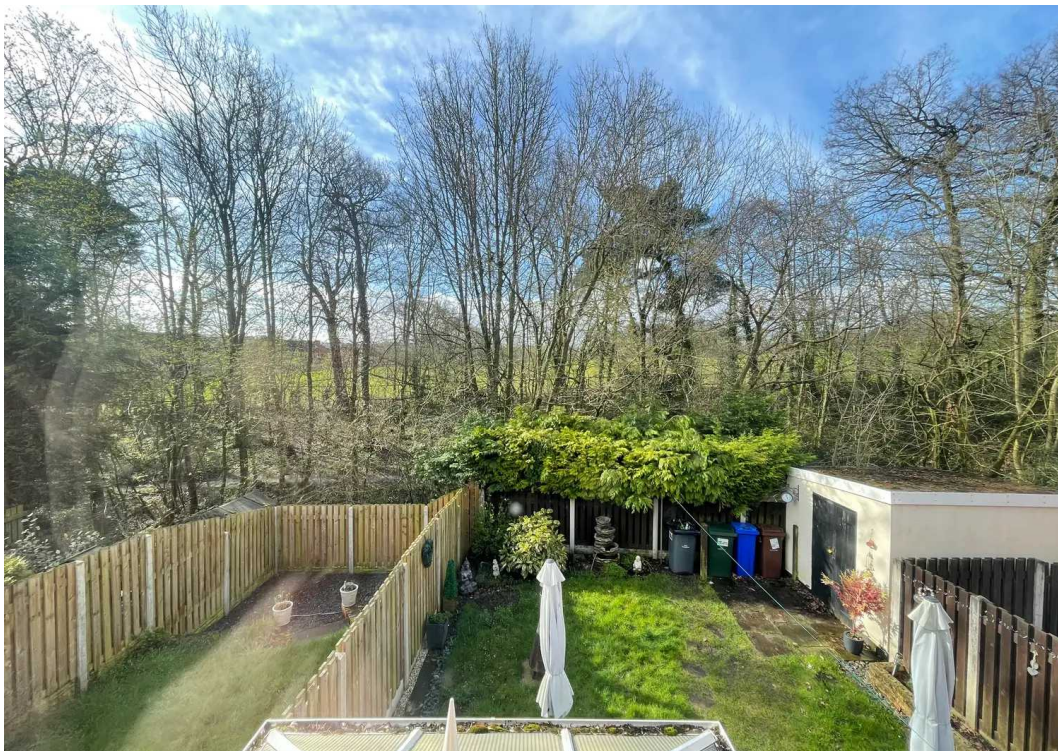
## **BATHROOM**

Comprising a three-piece white suite in the form of close coupled W.C., pedestal basin with chrome taps, bath with chrome taps and Triton electric shower over. There is a ceiling light, part tiling to walls, shaver socket, central heating radiator and obscure uPVC double glazed window to the side.


## **OUTSIDE**

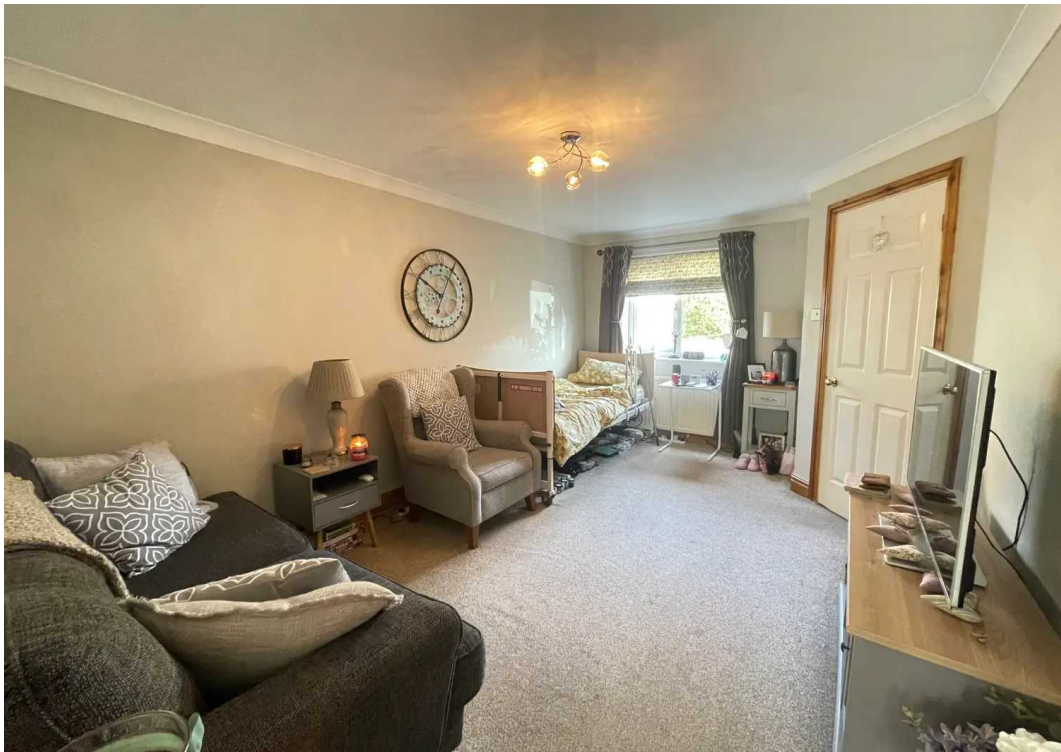
To the front of the home there is a low maintenance gravelled area, to the side of the property there is parking for two vehicles. To the rear of the home there is a fully enclosed lawned garden space with flagged patio seating area, perimeter fencing, flowerbeds containing various plants and shrubs, there is also access to a brick build out building. The garden enjoys particularly pleasant aspect with woodland behind.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	





### ADDITIONAL INFORMATION:

The EPC rating is a C-71 and the Council Tax band is a B.

### VIEWING:

For an appointment to view, please contact the Penistone office on 01226 762400.

### 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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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 TIMES

#### 7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



## Simon Blyth Estate Agents

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