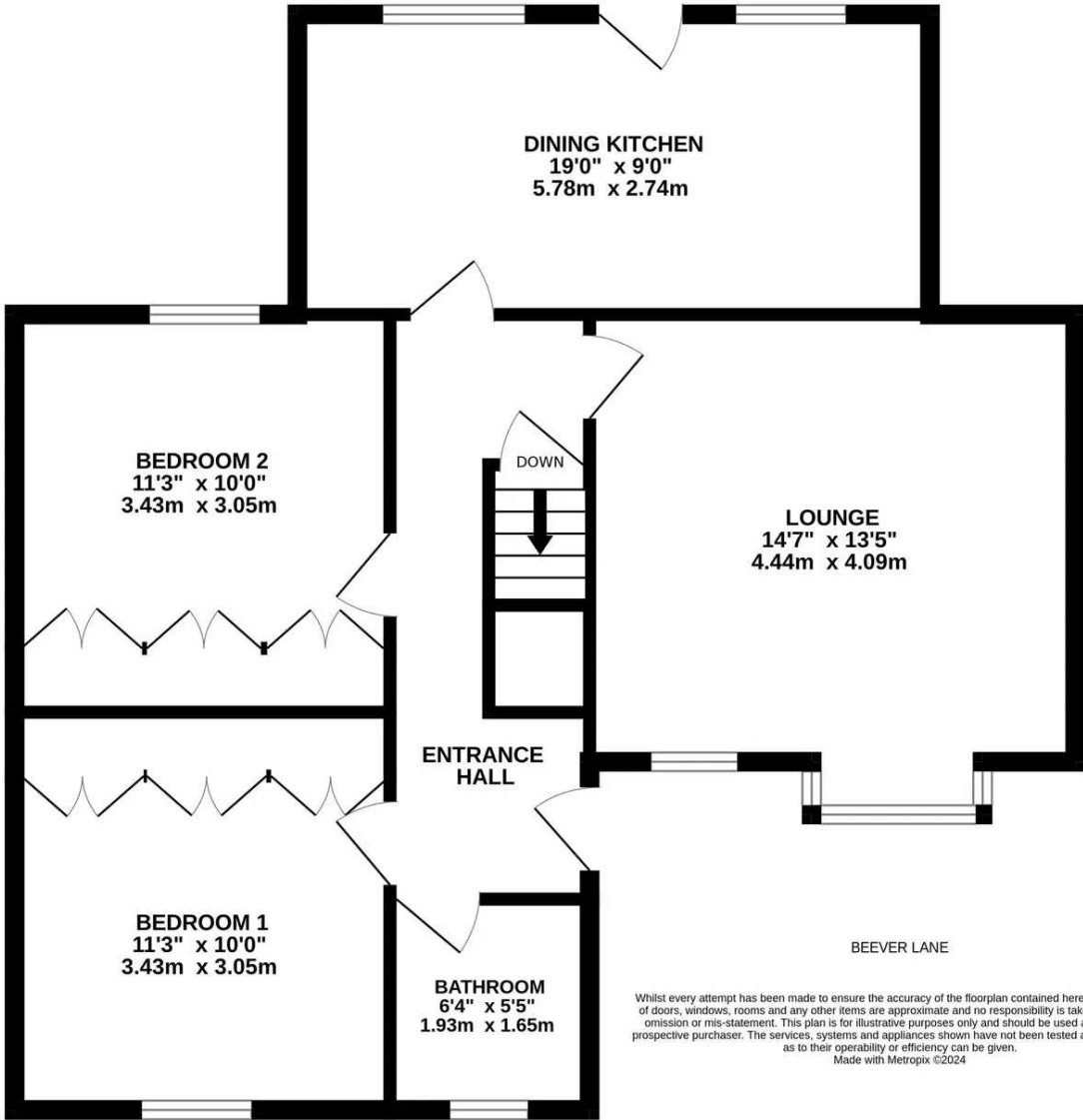




Beever Lane, Barnsley

Barnsley

In Excess of **£260,000**



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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Beever Lane

Gawber, Barnsley

A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOMED SEMI-DETACHED TRUE BUNGALOW OFFERING EXTENDED SINGLE STORY ACCOMODATION IN THIS HIGHLY REGARDED RESIDENTIAL ADDRESS WITH AN EASE OF REACH OF BARNSELY'S MANY AMENITIES, SCHOOLING AND HOSPITAL. HAVING RECENTLY UNDERGONE A SCHEME OF MODERNISING INCLUDING NEW KITCHEN, PART NEW GLAZING AND DOORS AND REDECORATION THIS NOW OFFERS WELL APPOINTED, READY TO MOVE INTO HOME IN THIS CONVEINIANT POSITION. A CHARACTERFUL HOME WITH PARTICULARLY HIGH CEILINGS.

Council Tax band: B

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- MODERN BUNGALOW
- HIGHLY REGARDED AREA
- BEAUTIFUL GARDEN
- CHARACTERFUL HOME
- TWO DOUBLE BEDROOMS

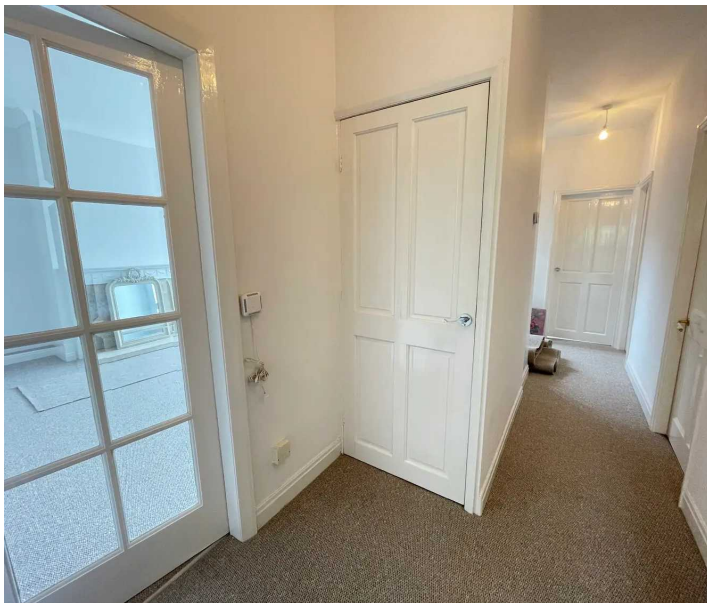


ENTRANCE

Entrance gained via composite and decoratively glazed door into entrance hallway with two ceiling lights, built in cupboard, central heating radiator and door opening to staircase descending to cellar. The cellar provides storage and is positioned to the front of the home, from the entrance hallway we gain access to the following rooms.

DINING KITCHEN

A well-proportioned open plan space incorporating both kitchen and dining spaces with ample room for table and chairs. The kitchen itself has been recently fitted and offers a range of wall and base units with laminate worktop and matching upstand. There are integrated appliances in the form of electric stainless-steel oven with matching electric hob with glass splash back and chimney style stainless steel extractor fan over. There is space for a fridge freezer, plumbing for washing machine, central heating radiator and composite sink with chrome mixer tap over. The room has inset ceiling spotlights over the kitchen area, pendant light over dining space and natural light gained via two separate uPVC double glazed windows to the rear and composite and double glazed door giving access to the rear garden.



LOUNGE

A well-proportioned principal reception space enjoying a high degree of natural light via timber double glazed bay window to the front, and additional uPVC double glazed window. The main focal point of the room being an ornate fireplace, there is ceiling light with ceiling rose, coving to the ceiling and central heating radiator.

BEDROOM ONE

Front facing double bedroom, bank of fitted wardrobes, ceiling light with ceiling rose, central heating radiator and uPVC double glazed window to the front.

BEDROOM TWO

Double bedroom again with fitted wardrobes, ceiling light with ceiling rose, coving to the ceiling, central heating radiator and uPVC double glazed window to the rear.





SHOWER ROOM

Comprising a three-piece modern white suite in the form of close coupled W.C, pedestal basin with chrome taps over, shower enclosure with mains fed chrome mixer shower within. There is a ceiling light, part tiling to walls, central heating radiator, obscure uPVC glazed window to the front and access to loft via a hatch.

OUTSIDE

To the front of the home steps with iron guide rail lead to the front door with a small planting area with plants and shrubs, alternatively access to the property can be gained via sloped path to the side with iron gate opening on to rear garden. To the rear of the home is a beautifully tended mature garden with two lawned spaces bordered by flower beds containing an abundance of mature plants, shrubs and trees. Of excellent dimensions and offering a high degree of privacy, this lovely garden has an abundance of colour all year round. Please note there is a right of access across the back of the property for neighbouring home.





ADDITIONAL INFORMATION

The EPC is a D-55 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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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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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