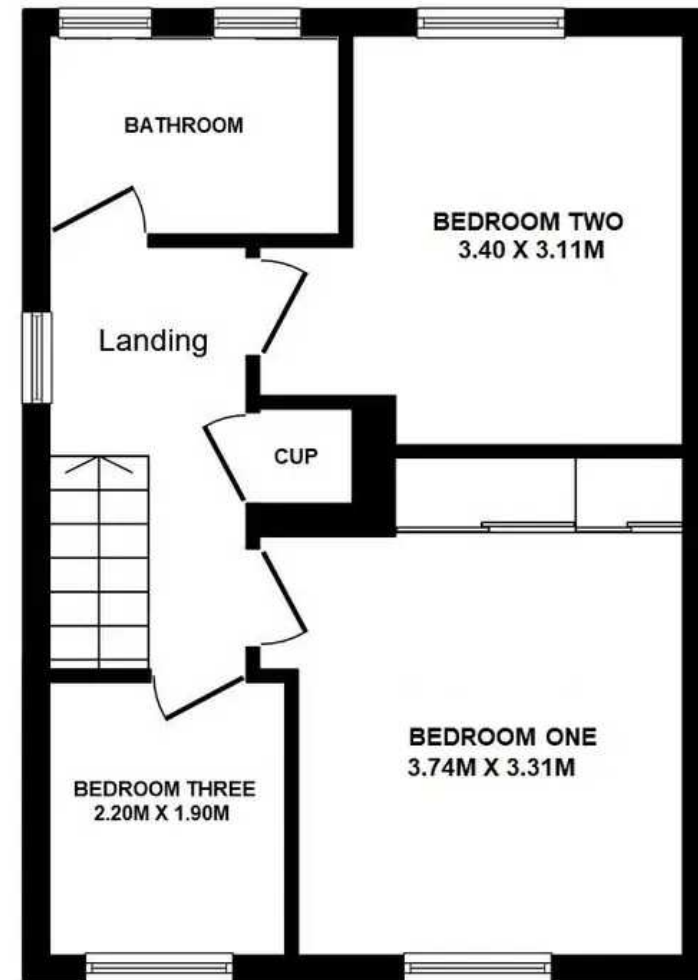
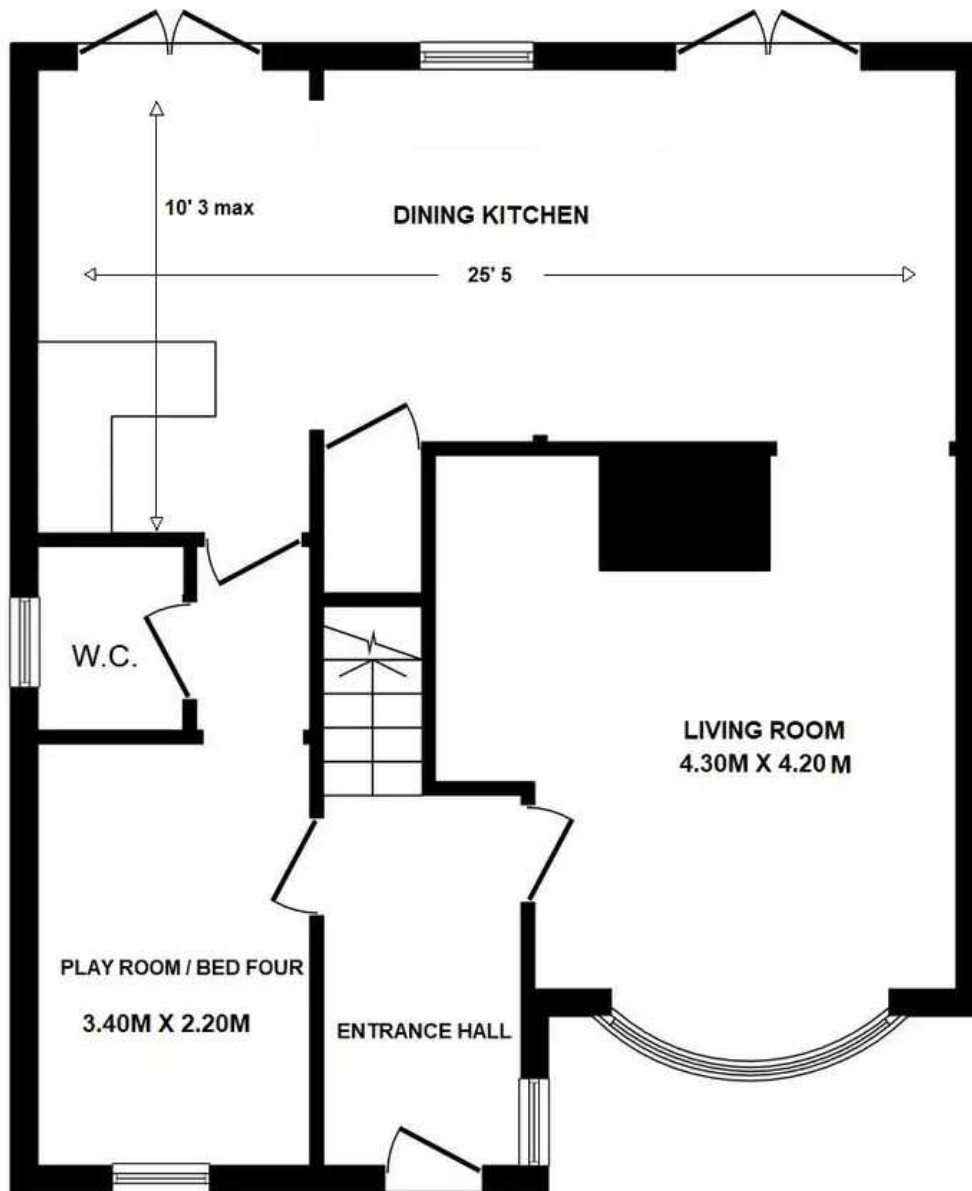




# Rochester Road, Barnsley

Barnsley

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## 4 Rochester Road

Barnsley, Barnsley

A BEAUTIFULLY PRESENTED THREE / FOUR-BEDROOM DETACHED FAMILY HOME OFFERING A WEALTH OF ACCOMMODATION OVER TWO FLOORS INCORPORATING GARAGE CONVERSION TO CREATE ADDITIONAL VERSATILE LIVING ACCOMMODATION. FINISHED TO A SUPERB STANDARD THROUGHOUT AND OFFERING OFF STREET PARKING FOR NUMEROUS VEHICLES TO FRONT.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- DETACHED HOME
- BEAUTIFULLY PRESENTED
- OPEN PLAN FLOW
- THREE BEDROOMS
- PLAYROOM / OFFICE / BEDROOM FOUR
- ENCLOSED GARDEN
- POPULAR AREA





### **ENTRANCE PORCH**

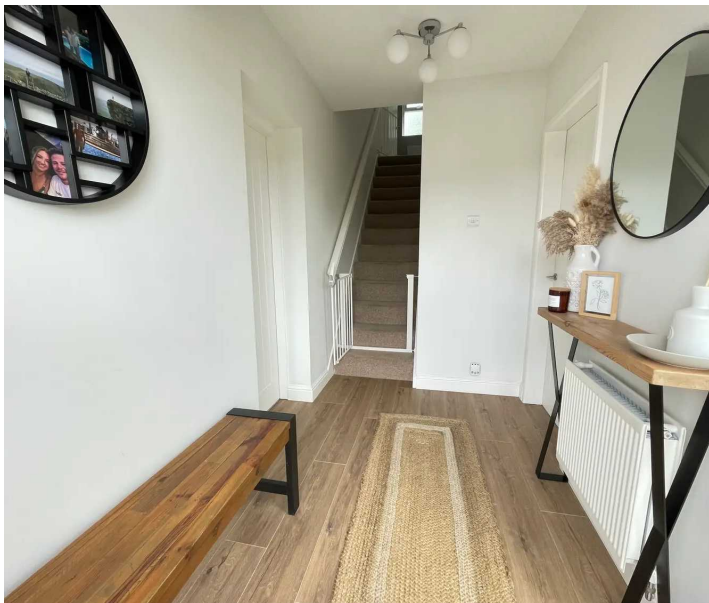
Entrance gained via composite and obscure double-glazed door into entrance porch. Forming part of an extension to the home this has uPVC obscure double glazing to two sides, ceiling light, central heating radiator, wood effect laminate flooring and staircase rising to first floor.

### **LIVING ROOM**

A front facing principal reception space with a continuation of the wood effect laminate flooring, ceiling light, central heating radiator and uPVC double glazed window to front. In an open plan flow this then leads to the dining kitchen.

### **DINING KITCHEN**

A superb open space running the full width of the home and separated into principal areas. The kitchen itself has a range of wall and base units in a high gloss white, contrasting laminate worktops with matching upstands and a continuation of the wood effect laminate flooring. Integrated appliances in the form of; stainless steel electric oven, electric hob with glass splash back and extractor fan over. Built in microwave, built in washing machine, built in fridge freezer and there is a cupboard housing the properties boiler. There is space for a dining table and chairs and in addition there is a breakfast bar seating area with solid wood block worktops. The room is heated by two central heating radiators and has inset ceiling spotlights, pendant light over the dining space, and natural light gained via uPVC and double-glazed window to rear and two sets of twin French doors giving access to rear garden. A timber and glazed door leads through to the lounge.



### **LOUNGE / POSSIBLE BEDROOM FOUR**

An additional reception space offering a high degree of versatility which is currently used as a playroom, however, could make an ideal work from office or indeed a fourth bedroom. There are inset ceiling spotlights, wood effect laminate flooring, central heating radiator sat within built in seating space and uPVC double glazed window to front.

### **DOWNSTAIRS W.C**

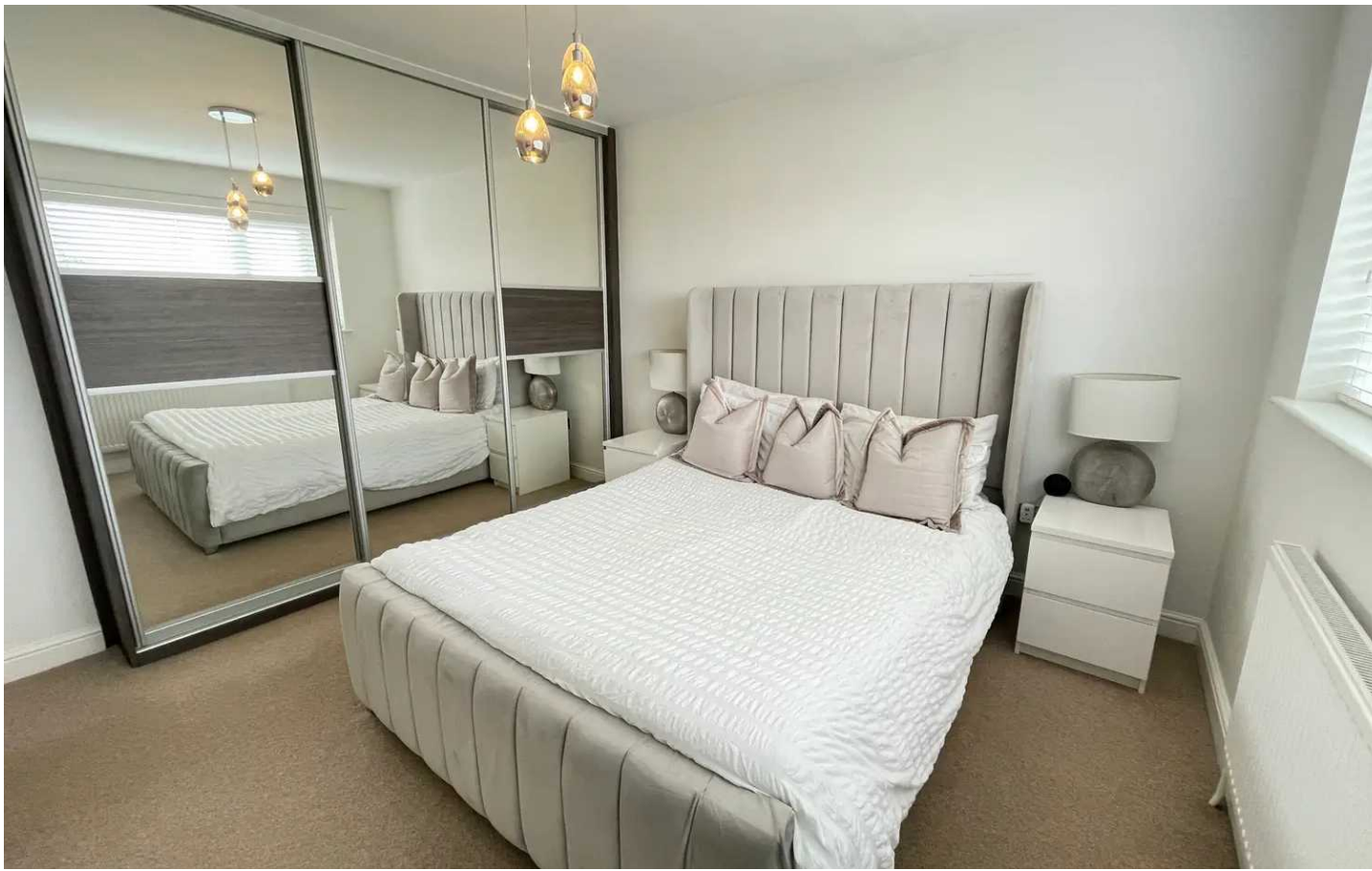
Ideally situated next to the lounge area again making it an ideal option as additional bedroom space. There is a two-piece sanitary ware in the form of close couple W.C sat within vanity unit, and basin with chrome mixer taps over. There are inset ceiling spotlights, tiled floor, towel rail / radiator and obscure uPVC double glazed window to side.

### **FIRST FLOOR LANDING**

From the first floor landing a staircase rises to first floor landing with spindle balustrade, ceiling light, access to storage cupboard, access to loft via a hatch and uPVC double glazed window to side. Here we gain entrance to the following rooms.







### **BEDROOM ONE**

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

### **BEDROOM TWO**

Double bedroom currently utilised as a nursery with ceiling light, part cladding to walls, central heating radiator and uPVC double glazed window to rear.

### **BEDROOM THREE**

Currently used as a dressing room, with ceiling light, central heating radiator and uPVC double glazed window to front.

### **BATHROOM**

A modern family bathroom comprising of a three-piece modern white suite in the form of; close coupled W.C, pedestal basin with chrome mixer tap over, P shaped shower bath with chrome mixer tap and jet shower over and separate hand held shower attachment and glazed shower screen. The room has inset ceiling spotlights, full tiling to walls and floor, towel rail / radiator and two separate uPVC and obscure glazed windows to rear each with quartz sill.





## GARDEN

To the front of the home is an expansive tarmacked driveway providing off street parking for numerous vehicles with perimeter walling. Access to the rear of the home is via a timber gate. To the rear of the home is a fully enclosed landscaped yet low maintenance garden. Immediately behind the property and access from the twin French doors is a composite decked seating area, pergola and beyond which there is a artificial grassed space and flagged patio seating area which also provides hard standing for a shed. The garden is fully enclosed with perimeter walling and fencing and has raised flower bed.









## ADDITIONAL INFORMATION

The EPC Rating is D and we are informed by the vendor that the property is Freehold.

## TAX BAND

C

## 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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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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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





## Simon Blyth Estate Agents

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