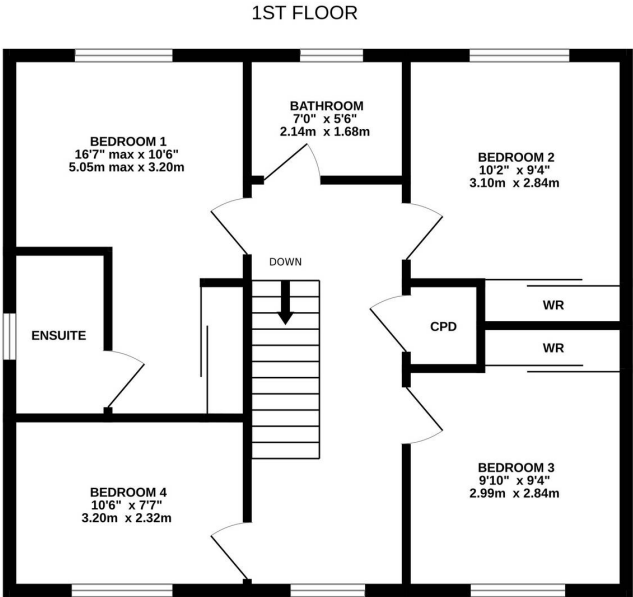
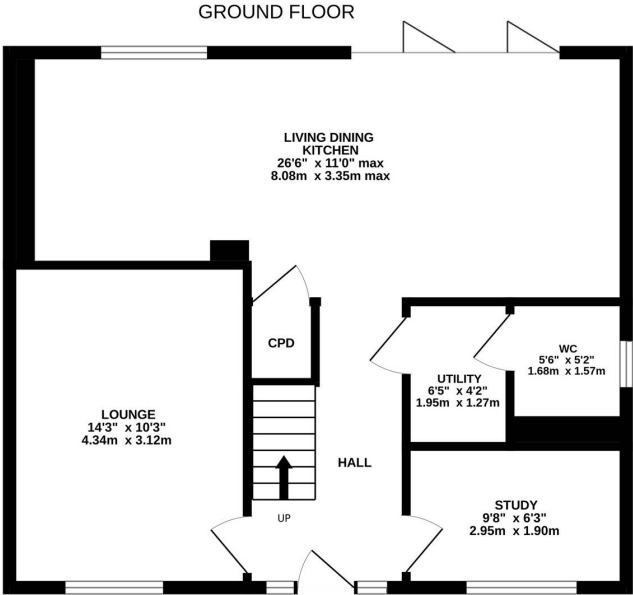




**Church Way, Pilley**

Barnsley

In Excess of **£450,000**



CHURCH WAY

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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## Church Way

Pilley, Barnsley

A BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME, LOCATED IN THIS QUIET RESIDENTIAL CUL-DE-SAC IN THIS POPULAR SEMI-RURAL VILLAGE OFFERING AN EXCELLENT POSITION FOR THE DAILY COMMUTE, WITHIN AN EASE OF ACCESS TO THE M1 MOTORWAY AND BEYOND. CONSTRUCTED IN 2021 WITH THE REMAINDER OF BUILDERS GUARANTEE IN PLACE, THIS SUBSTANTIAL FAMILY HOME OFFERS READY TO MOVE INTO ACCOMMODATION IN A CONVENIENT LOCATION WITH THE FOLLOWING INTERNAL CONFIGURATION.

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- BEAUTIFULLY PRESENTED
- FOUR DOUBLE BEDROOMS
- DETACHED FAMILY HOME
- QUIET RESIDENTIAL CUL-DE-SAC
- UTILITY
- EN SUITE
- STUDY
- OPEN PLAN LIVING/DINING/KITCHEN



### ENTRANCE HALLWAY

Entrance gained via composite door with obscure uPVC glazed panels to the side into the entrance hallway. With ceiling light, tiled floor with under floor heating and staircase rising to the first floor, this leads through to the living/dining/kitchen.

### LIVING/DINING/KITCHEN

26' 6" x 11' 0" (8.08m x 3.35m)

A fabulous open plan space running the full width of the rear of the property and incorporating a living space with ample room for dining table and chairs and kitchen. The kitchen itself has a range of wall and base units in a wolf grey with white top and splashback, complimented by a continuation of the tiled floor with under floor heating. There are integrated appliances in the form of fridge freezer, electric oven, built in microwave, electric hob with extractor fan over, dishwasher and there is a stainless steel sunken sink with stainless steel mixer tap over.

### LIVING/DINING/KITCHEN

26' 6" x 11' 0" (8.08m x 3.35m)

There are inset ceiling spotlights to the kitchen area, pendant light to the dining space and further pendant light to the living area with under cupboard LED lighting. To the living area there is a media wall with additional down lighters, natural light is provided by uPVC double glazed window to the rear and three panel aluminium by fold doors opening onto the rear garden. There is access to a cupboard under the stairs and further door opening through to the utility.



### UTILITY

6' 5" x 4' 2" (1.95m x 1.27m)

With tiled floor with under floor heating, plumbing for a washing machine, space for a tumble dryer, work stop and built in cupboards with space to hang coats. There is ceiling light, extractor fan and a door opening to the downstairs W.C.

### DOWNSTAIRS W.C.

5' 6" x 5' 2" (1.68m x 1.57m)

Comprising of a two piece white suite in the form of close coupled W.C. and wall mounted basin with chrome mixer tap over. There are inset ceiling spotlights, extractor fan, part tiling to the walls and obscure uPVC double glazed window to the side.

### LOUNGE

14' 3" x 10' 3" (4.34m x 3.12m)

Front facing reception space with ceiling light and uPVC double glazed window to the front.

### STUDY

9' 8" x 6' 3" (2.95m x 1.90m)

With flagged flooring, this versatile reception space is ideal for those working from home or could indeed make a playroom or gym if so desired. There is ceiling light and uPVC double glazed window to the front.





### FIRST FLOOR LANDING

From the entrance hallway the staircase rises to the first floor landing. A generous landing with spindle balustrade, two ceiling lights, central heating radiator, uPVC double glazed window to the front and access to the loft via a hatch and further access to the airing cupboard housing the boiler. Here we gain access to the following rooms.

### BEDROOM ONE

16' 7" x 10' 6" (5.05m x 3.20m)

A double bedroom with ceiling light, central heating radiator, uPVC double glazed window to the rear and built in wardrobes.

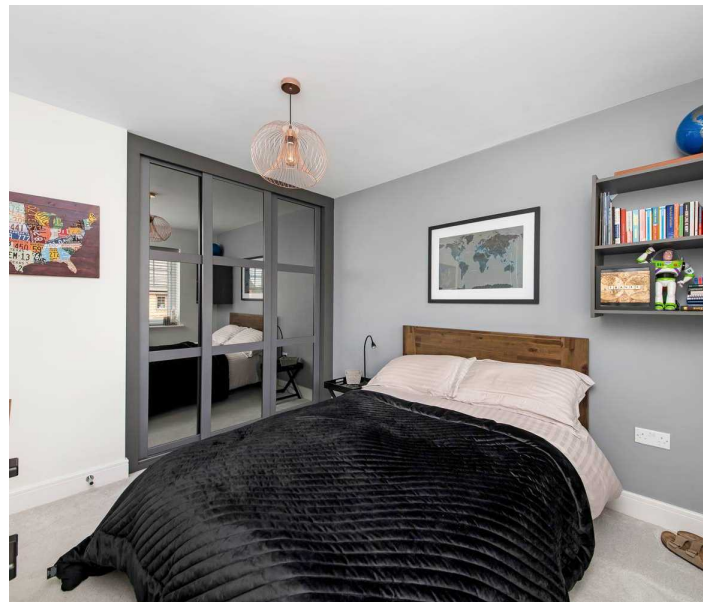
### EN SUITE SHOWER ROOM

Comprising of a three piece white suite in the form of close coupled W.C., wall mounted basin with chrome mixer tap over and walk in shower with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, full tiling to the walls, chrome towel rail/radiator and obscure uPVC double glazed window to the side.

### BEDROOM TWO

10' 2" x 9' 4" (3.10m x 2.84m)

A further double bedroom with built in wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the rear.



### BEDROOM THREE

9' 10" x 9' 4" (2.99m x 2.84m)

Another double bedroom with built in wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the front.

### BEDROOM FOUR

10' 6" x 7' 7" (3.20m x 2.32m)

A double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

### HOUSE BATHROOM

7' 0" x 5' 6" (2.14m x 1.68m)

Comprising of a three piece modern white suite in the form of close coupled W.C., wall mounted basin with chrome mixer tap over and bath with chrome mixer tap and mains fed shower over with glazed shower screen. There are inset ceiling spotlights, part tiling to the walls, chrome towel rail/radiator, extractor fan and obscure uPVC double glazed window to the rear and shaver socket.





## OUTSIDE

To the front of the home, there is a lawned garden space with a central path with tarmac driveway running to the side of the property providing off street parking for two vehicles, leading to detached garage. A well sized garage under a pitched roof offering further eaves storage and this can also be accessed via composite door to the side, this provides off street parking, excellent storage or indeed scope for additional conversion given necessary consents. To the rear of the home, there is a well sized enclosed garden with perimeter fencing and walling, immediately behind the home there is a flagged patio seating area leading up to an expansive lawned space with perimeter flower beds and additional, recently added further raised decked flagged patio.



## ADDITIONAL INFORMATION COUNCIL

The EPC Rating is B-85 and we are informed by the vendor that the property is Freehold.

## TAX BAND

E

## 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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## 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



## Simon Blyth Estate Agents

The Business Village, Barnsley Business & Innovation Centre  
Innovation Way - S75 1JL

01226 731730

[barnsley@simonblyth.co.uk](mailto:barnsley@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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