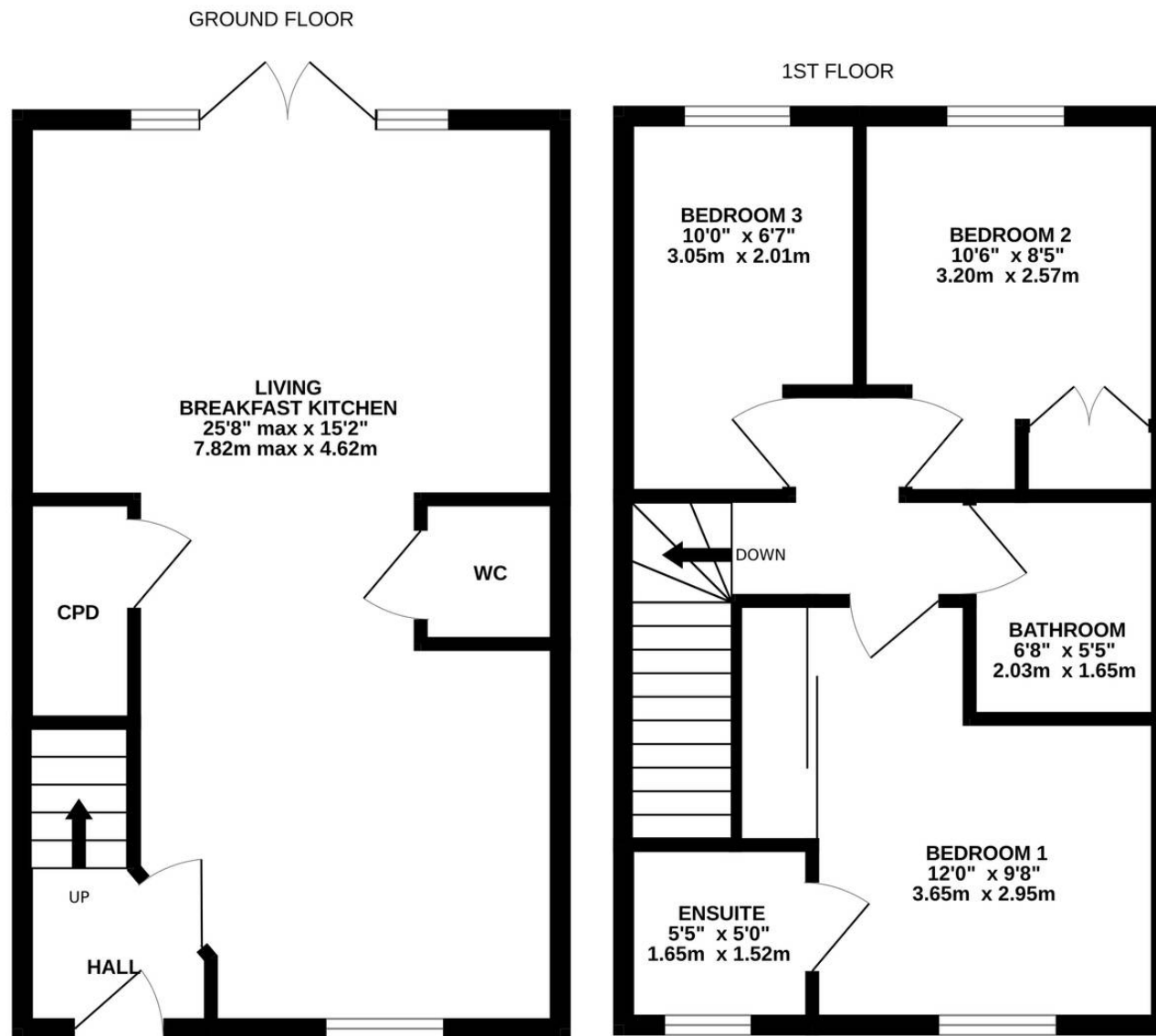




Daisy Drive, Barnsley

Barnsley

Offers in Region of **£210,000**



DAISY DRIVE

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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Daisy Drive

Barnsley, Barnsley

A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOME HAVING BEEN AMENDED BY THE CURRENT VENDORS NOW CREATING A SUPERB OPEN PLAN LIVING AREA DOWNSTAIRS. WELL POSITIONED, CLOSE TO LOCAL AMENITIES BARNSELY HAS TO OFFER YET ENJOYING A TUCKED AWAY CUL DE SAC POSITION THIS MODERN HOME HAS QUALITY FIXTURES AND FITTINGS THROUGHOUT IN A CONVENIENT LOCATION

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- BEAUTIFULLY PRESENTED
- THREE BEDROOMS
- EN-SUITE SHOWER ROOM
- DOWNSTAIRS W.C
- SUPERB OPEN PLAN LIVING AREA
- POPULAR AREA
- QUALITY FIXTURES AND FITTINGS THROUGHOUT





ENTRANCE

Entrance gained via composite and obscure glazed door into entrance hall with ceiling light, central heating radiator, wood effect flooring and staircase rising to first floor. A timber and glazed door then leads through to the living breakfast kitchen.

LIVING DINING KITCHEN

A fabulous open plan space having been amended by the current vendor and now incorporating different areas. To the front of the home is the living area, with ceiling light, central heating radiator, uPVC double glazed window to front and wood effect flooring. Continuing through to the breakfast kitchen space with central island and with quartz worktop, AEG electric oven and grill and Bosch hob and providing breakfast bar seating area. The continuation of the kitchen in a dark blue with contrasting quartz worktops with matching upstands and tiled splashbacks and a continuation of the wood effect flooring. There are integrated appliances in the form of Bosch integrated dishwasher, AEG integrated fridge / freezer and integrated AEG washing machine. There is also a ceramic style sink with copper effect mixer tap over. The kitchen has a pendant light over the island and further inset spotlights, under cupboard lighting and natural light is gained via twin fridge doors in uPVC with matching glazed side panels. Between the two spaces there is access to storage cupboard underneath the stairs.



DOWNSTAIRS W.C

With close coupled W.C, pedestal basin with chrome mixer tap over, ceiling light, extractor fan, central heating radiator and a continuation of the wood effect laminate flooring.

BEDROOM ONE

A front facing double bedroom with built in wardrobes, ceiling light, central heating radiator, wood effect laminate flooring and uPVC double glazed window to front. A door leads to the ensuite shower room.

EN SUITE SHOWER ROOM

Comprising of a three-piece white suite in the form of; close coupled W.C, pedestal basin with chrome mixer tap over and shower enclosure with electric shower within. There is a ceiling light, extractor fan, central heating radiator and obscure uPVC double glazed window to front.

BEDROOM TWO

Rear facing with ceiling light, central heating radiator, built in wardrobe, wood effect laminate flooring and uPVC double glazed window to rear.

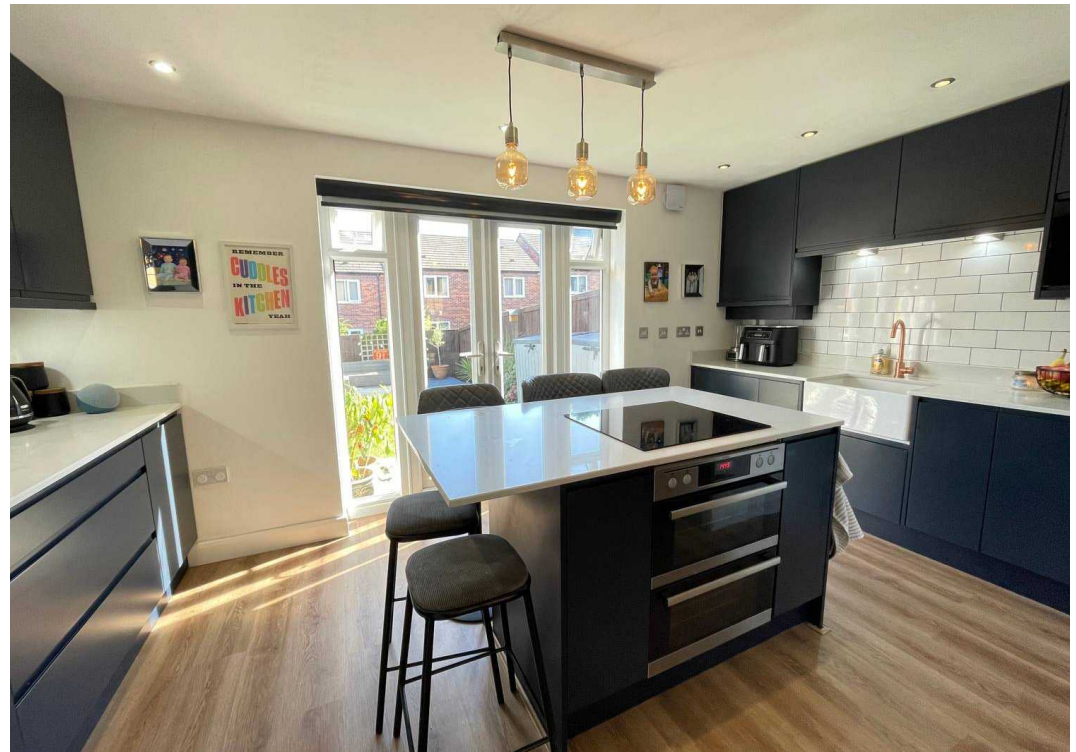
BEDROOM THREE

Having a ceiling light, central heating radiator and uPVC double glazed window.

HOUSE BATHROOM

Comprising of a three-piece white suite in the form of; close coupled W.C, pedestal basin with chrome mixer tap over, bath with chrome mixer tap and separate mains fed chrome mixer shower over. There is an inset ceiling light, extractor fan, full tiling to walls and central heating radiator.





GARDEN

To the front of the home is tarmacked double driveway providing off street parking and to rear is a fully enclosed garden with flagged patio seating area immediately behind the home accessed from twin French doors from the kitchen space. Beyond which is a lawned garden space with flower beds containing various plants and shrubs, to the lower section is a decked seating area with space for a shed.



ADDITIONAL INFORMATION COUNCIL

The EPC Rating is TBC and we are informed by the vendor that the property is

Freehold.

TAX BAND

B

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



Simon Blyth Estate Agents

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

01226 731730

barnsley@simonblyth.co.uk

www.simonblyth.co.uk/

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