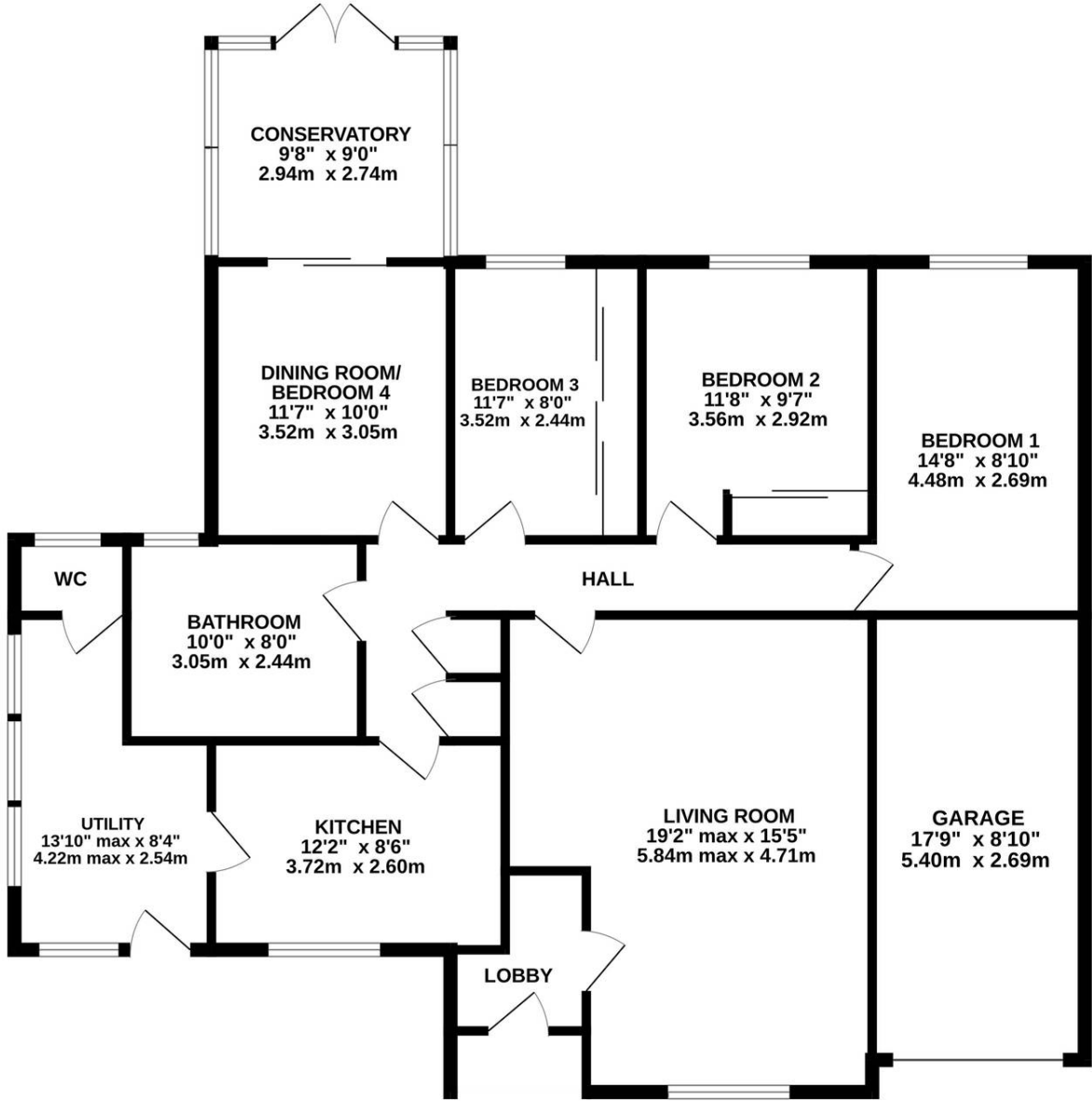




**Hawthorne Way, Shafton**

Barnsley

In Excess of **£290,000**



HAWTHORNE 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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## Hawthorne Way

Shafton, Barnsley

ENJOYING AN IMPRESSIVE CORNER PLOT POSITION, WE OFFER TO THE MARKET THIS SPACIOUS THREE / FOUR BEDROOMED DETACHED TRUE BUNGALOW WHICH HAS UNDERGONE VARIOUS EXTENSIONS AND NOW OFFERS A WEALTH OF VERSATILE SINGLE-STORY ACCOMMODATION ON THIS POPULAR RESIDENTIAL DEVELOPMENT AND OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN. THE HOME DOES REQUIRE SOME MODERNISATION AND OFFERS HUGE POTENTIAL FOR FURTHER SCOPE FOR ADDITIONAL PARKING AND GARAGING TO SIDE.

Council Tax band: D

Tenure: Freehold

- DETACHED TRUE BUNGALOW
- THREE / FOUR BEDROOMS
- IMPRESSIVE CORNER PLOT POSITION
- SPACIOUS
- VERSATILE SINGLE-STORY ACCOMMODATION
- NO UPPER VENDOR CHAIN
- OFFERS HUGE POTENTIAL
- DOES REQUIRE SOME MODERNISATION



#### **ENTRANCE HALL**

Entrance gained via uPVC and double-glazed door with matching side panel into entrance hallway with ceiling light, coving to the ceiling, part cladding to walls and wood effect laminate flooring. A door then leads through to the living room.

#### **LIVING / DINING ROOM**

19' 2" x 15' 5" (5.84m x 4.71m)

An excellently proportioned principal reception space with ample room for a dining table and chairs and living furniture if so desired. The main focal point of the room being a gas fire set within ornate surround. There are two ceiling lights, coving to the ceiling, dado rail, two central heating radiators, wood effect laminate flooring and timber double glazed to front. A door opens through to the inner hallway.

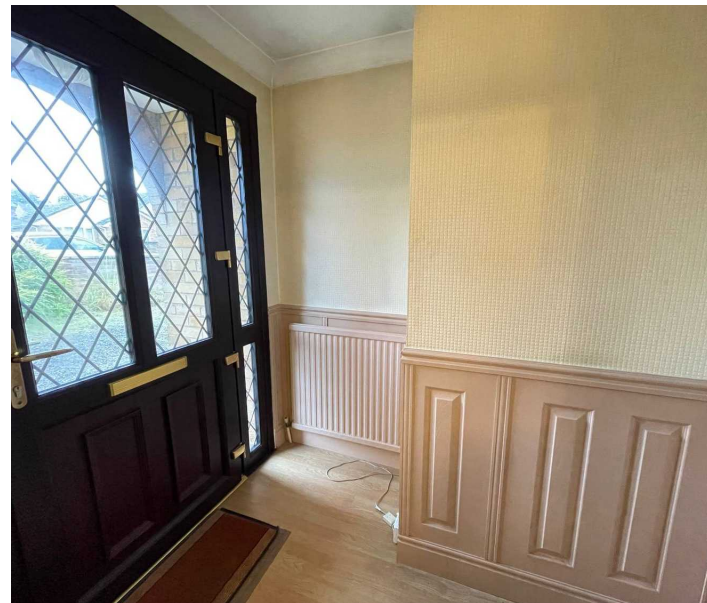
#### **INNER HALLWAY**

Having two ceiling lights, coving to the ceiling, dado rail. access to loft via hatch, access to airing cupboard and further cupboard housing the boiler. From here we gain entrance to the following rooms.

#### **KITCHEN**

12' 2" x 8' 6" (3.72m x 2.60m)

Having a range of wall and base units in a wood shaker style with tiled worktop, breakfast bar seating area, integrated electric oven, electric grill with extractor fan over, plumbing for a dishwasher, space for further appliance and composite one and half bowl sink chrome mixer tap over. There are two ceiling strip lights, central heating radiator and timber double glazed window to front. A timber and glazed door leads through to the utility.



## UTILITY

13' 10" x 8' 4" (4.22m x 2.54m)

An addition to the home with timber double glazing to two elevations and timber and double-glazed door giving access to the front of the property. There are ceiling strip lights, base units with laminate worktops, plumbing for a washing machine and space for a tumble dryer.

## W.C

Comprising a two-piece white suite in the form of close coupled W.C, wall mounted basin with gold effect taps over, ceiling light, coving to the ceiling, central heating radiator and timber glazed window to rear.

## BEDROOM ONE

14' 8" x 8' 10" (4.48m x 2.69m)

A double bedroom with ceiling light, coving to the ceiling, dado rail, central heating radiator, and timber double glazed window to rear.

## BEDROOM TWO

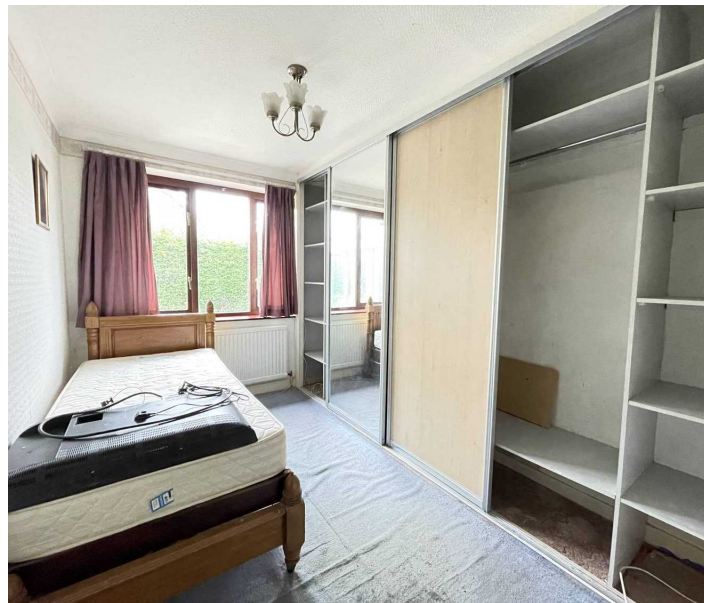
11' 8" x 9' 7" (3.56m x 2.92m)

Another double bedroom with ceiling light, coving to the ceiling, central heating radiator, built in wardrobe and timber double glazed window to rear.

## BEDROOM THREE

11' 7" x 8' 0" (3.52m x 2.44m)

Having fitted wardrobes, ceiling light, coving to the ceiling, central heating radiator and timber double glazed window to rear.





#### **BEDROOM FOUR / DINING ROOM**

11' 7" x 10' 0" (3.52m x 3.05m)

A versatile space currently used as a dining room but could be used as a fourth bedroom if so desired. Having a ceiling light, coving to the ceiling, dado rail and central heating radiator. A sliding aluminium door opens through to the conservatory.

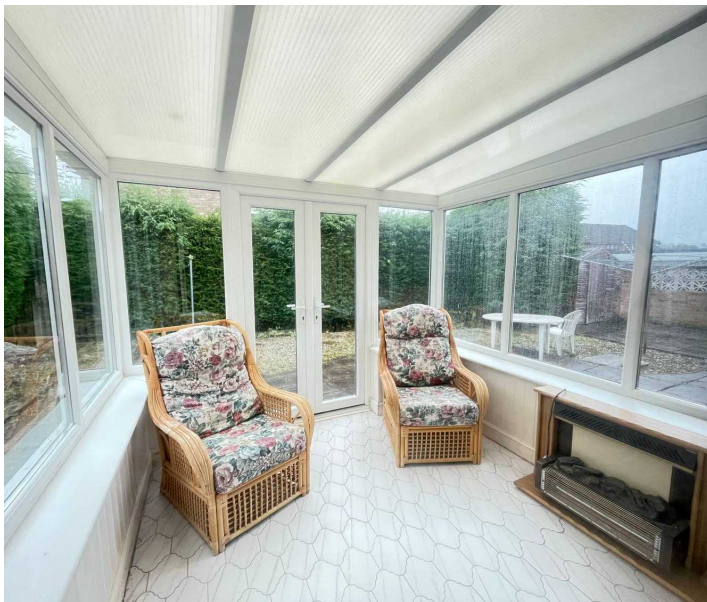
#### **CONSERVATORY**

9' 8" x 9' 0" (2.94m x 2.74m)

An addition to the home offering further reception space overlooking the rear garden via uPVC double glazing to three sides, twin French doors giving access out, two wall lights and tiled floor.

#### **BATHROOM**

A five-piece sanitary ware suite in the form of close coupled W.C, basin sat within vanity unit with chrome taps over, bidet with mixer tap over, bath with chrome effect taps and shower enclosure with mains fed mixer shower over. There are two ceiling lights, coving to the ceiling, extractor fan, full tiling to walls, central heating radiator and obscure double-glazed window to rear.



## GARDEN

To the front of the home twin iron gates open onto blocked paved driveway providing off street parking leading to attached single garage via up and over door. Also to the front of the home is a low maintenance gravelled area with lawned space, dwarf wall continuing through to hedging. To the side of the home is a generous parcel of land with flower beds, and perimeter hedging which in turn leads to the rear garden. A low maintenance rear garden predominately flagged with additional gravelled area with perimeter walling hedging giving additional privacy. There well maybe further potential to create vehicle access off Meadow Croft with ample space for additional parking or garage given necessary planning and consents.







## ADDITIONAL INFORMATION COUNCIL

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

## TAX BAND

D

## 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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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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