

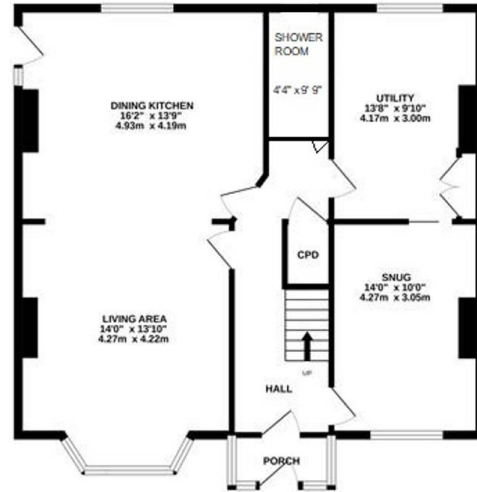


The Pines, Southwell Street, Barnsley, S75 2BS

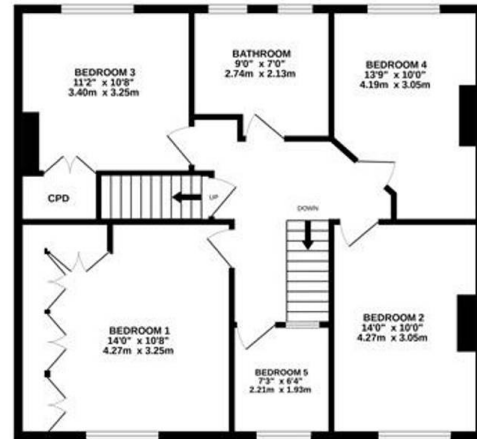
In Excess of **£390,000**

Barnsley

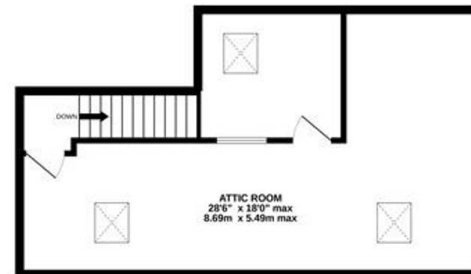
GROUND FLOOR



1ST FLOOR



2ND FLOOR



SOUTHWELL STREET

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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The Pines, Southwell Street

Barnsley

A SUPERB PERIOD DETACHED RESIDENCE SITTING IN A GENEROUS WALLED GARDEN YET CONVENIENTLY SITUATED CLOSE TO BARNLSLEY TOWN CENTRE OFFERING MANY AMENITIES INCLUDING TRAIN STATION AND BARNLSLEY HOSPITAL. OFFERING A WEALTH OF ACCOMMODATION OVER THREE STORIES, GARDENS TO THREE SIDES AND OFF-STREET PARKING. A SPACIOUS FAMILY HOME WHICH MUST BE VIEWED TO BE FULLY APPRECIATED.

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- PERIOD DETACHED RESIDENCE
- FIVE BEDROOMS
- SECURE OFF STREET PARKING
- GARDENS TO THREE SIDES
- SPACIOUS
- OPEN PLAN DINING KITCHEN
- ATTIC ROOM
- NEWLY FITTED SHOWER ROOM





ENTRANCE PORCH

Entrance gained via uPVC and double-glazed door into entrance porch, with stained glass showing the name of the property as The Pines. There is double glazing to three sides a timber and ornate glazed door opens into the entrance hallway.

ENTRANCE HALLWAY

An excellently proportioned entrance hallway with deceptively high ceilings, ceiling light with ornamental ceiling rose, coving to the ceiling, dado rail, part wood panelling, staircase rising to first floor with useful storage cupboard underneath. Here we gain access to the following rooms.

DINING KITCHEN

16' 2" x 13' 5" (4.93m x 4.10m)

In an open plan feel with the main living space to the front of the home, this has been opened up by the current vendors to create this open plan space. The dining kitchen is to the rear of the home with ample room for a dining table and chairs. The kitchen itself has tiled flooring, units in a solid wood with contrasting slate tops, twin ceramic villa and Bosch ceramic sink with stainless steel mixer tap over. There is space for a range cooker, integrated fridge, and integrated dishwasher. There are two ceiling lights, inset ceiling spotlights and the main focal point of the room being a multi fuel stove sat within surround. Natural light is gained via a uPVC double glazed window to rear and a newly fitted Upvc double glazed stable style door with and matching side panel giving access out to rear.



LIVING ROOM

14' 0" x 13' 10" (4.27m x 4.22m)

Positioned to the front of the home with superb bayed window to front with window seat in uPVC. There is a ceiling light with ornate ceiling rose, coving to the ceiling, picture rail and exposed wooden flooring.

UTILITY ROOM

13' 8" x 9' 10" (4.17m x 3.00m)

An excellently proportioned utility room with, built in cupboards, a range of wall and base units in a wood effect shaker style with laminate worktops and tiled splashback, stainless steel sink with chrome mixer tap over, plumbing for a washing machine, space for tumble dryer and further appliances. There is a ceiling light, central heating radiator, uPVC double glazed window to rear and here we also find the boiler. A sliding door then opens into the snug.

PLAYROOM

14' 0" x 10' 0" (4.27m x 3.05m)

An additional flexible reception space also accessed off the entrance hallway, there is ornate fire surround, ceiling light with ceiling rose, ornate coving to the ceiling, picture rail, central heating radiator, carpet flooring and uPVC double glazed window to front.

SHOWER ROOM

14' 5" x 29' 2" (4.40m x 8.90m)

Having been recently installed by the current vendors this has a three piece modern suite with low level W.C, basin sat within vanity unit with gold effect tap and shower enclosure with mains fed gold effect shower within. There is a ceiling light, part cladding to walls, ventilation and gold effect heated towel rail.





BEDROOM ONE

14' 0" x 10' 8" (4.27m x 3.25m)

A spacious double bedroom with fitted furniture including wardrobes and dressing area. There is a ceiling light, central heating radiator and uPVC double glazed window.

BEDROOM TWO

14' 0" x 10' 0" (4.27m x 3.05m)

A front facing double bedroom with ceiling light coving to the ceiling, central heating radiator and uPVC double glazed window.

BEDROOM THREE

11' 2" x 10' 8" (3.40m x 3.25m)

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



BEDROOM FOUR

13' 9" x 10' 0" (4.19m x 3.05m)

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

BEDROOM FIVE

7' 3" x 6' 4" (2.21m x 1.93m)

This single bedroom has ceiling light, wood effect laminate flooring, central heating radiator and uPVC double glazed window.

BATHROOM

A well sized family bathroom with four-piece sanitary ware in the form of; Close couple W.C, wall mounted basin with chrome mixer tap over, bath with chrome mixer tap, with separate shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, tiling to walls, vertical radiator, additional towel rail / radiator, inset ceiling spotlights, and two separate uPVC double glazed windows to rear.

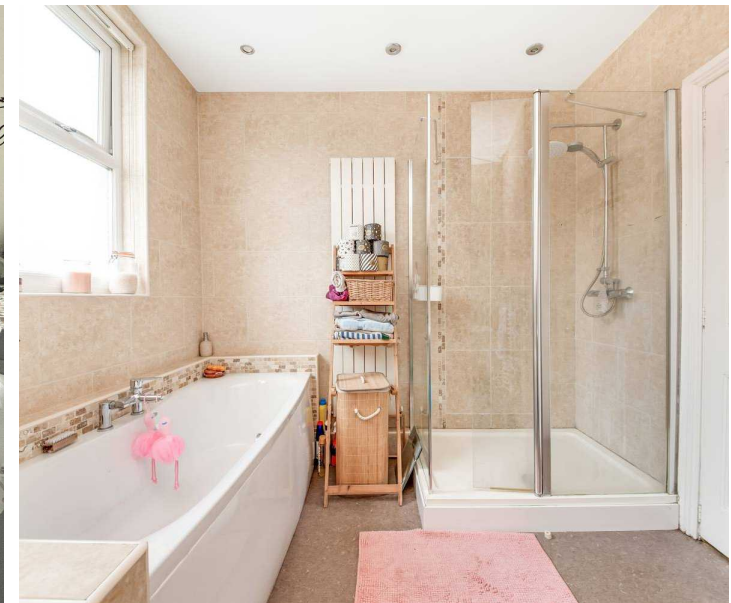
SECOND FLOOR

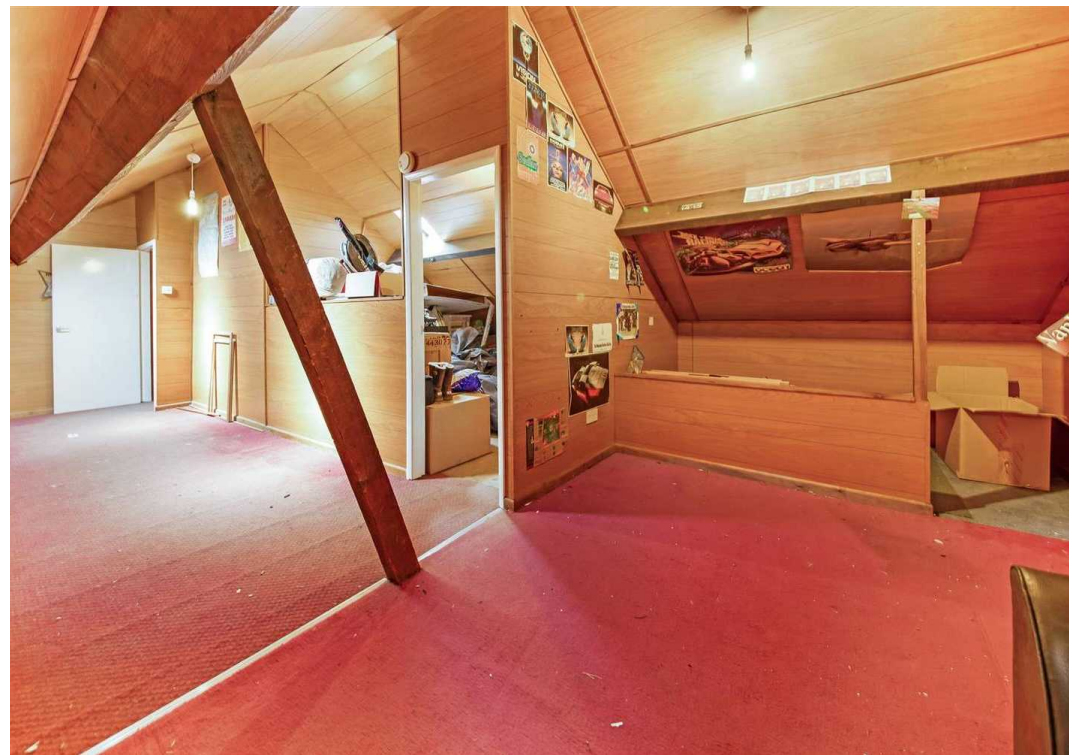
From the first floor landing a door opens to staircase rising to second floor with door opening into the attic room.

ATTIC ROOM

28' 6" x 18' 0" (8.69m x 5.49m)

An excellently proportioned space offering a multitude of usages for any potential buyer. There is additional bedroom space, gym or potential for a home office, or indeed excellent storage space. There are two ceiling lights, three skylights with partitioning that could be used to create additional bathroom if so desired.

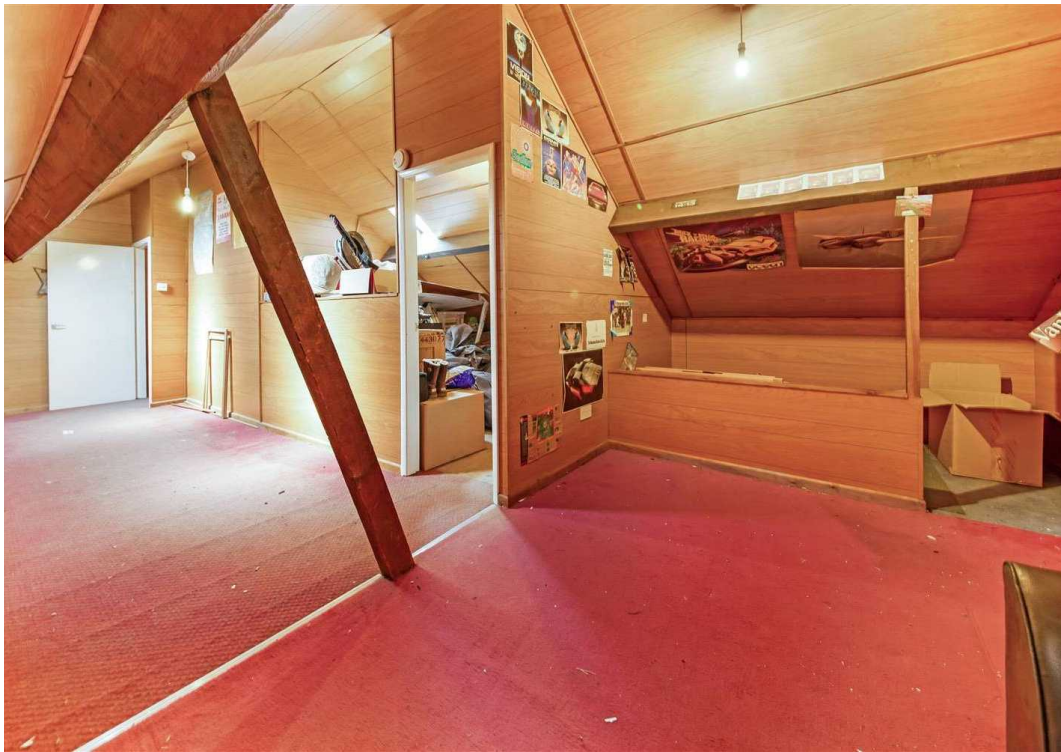
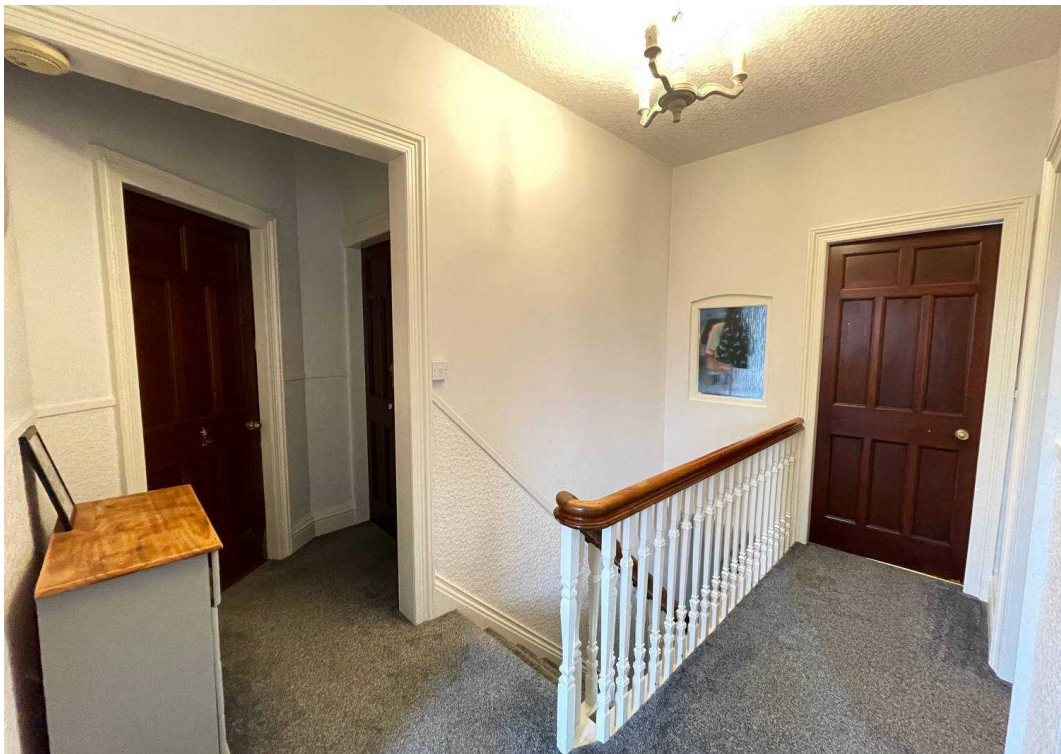






OUTSIDE

The property sits in a generous plot with walled gardens and gardens to three sides. To the front is a blocked paved path area with flower beds containing mature plants, shrubs and trees. The majority of the garden is to the side of the property with lawned space again with perimeter walling leading to enclosed flower beds, hard standing for shed and growing space including further outbuildings. Behind the home is a further block paved path with access to gardeners W.C and brick-built stores, off street parking in the form of concrete hard standing which has space for two vehicles and is accessed via twin timber gates and access off Bingley street. There is potential for garaging given necessary planning and consent.





ADDITIONAL INFORMATION

The EPC Rating is a C and we are informed by the vendor that the property is freehold.
The vendor has given proof a new boiler has been fitted April 2024.

COUNCIL TAX BAND

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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)[COPYRIGHT](#)

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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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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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