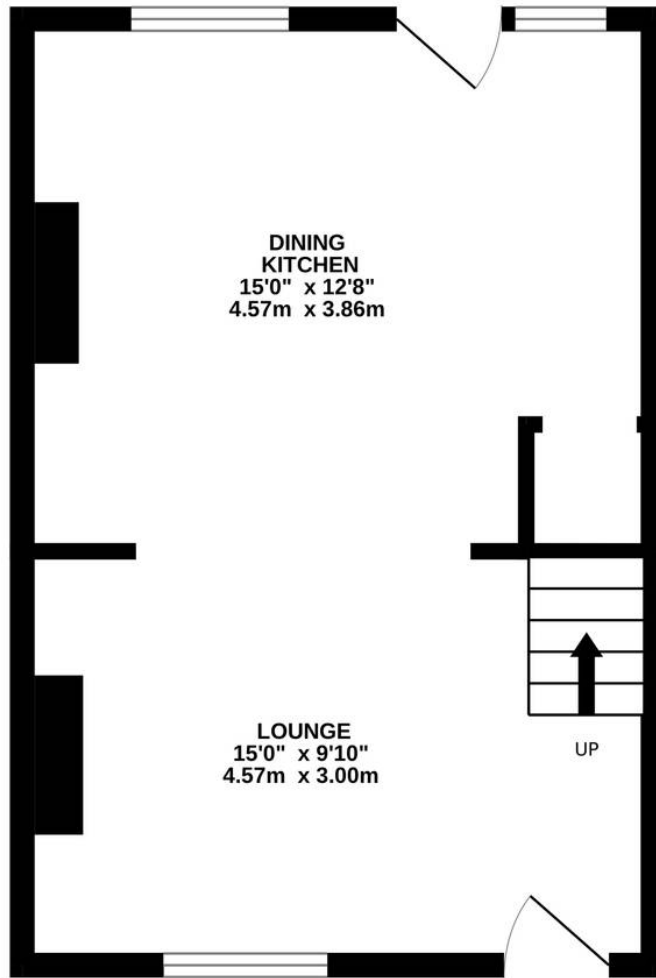


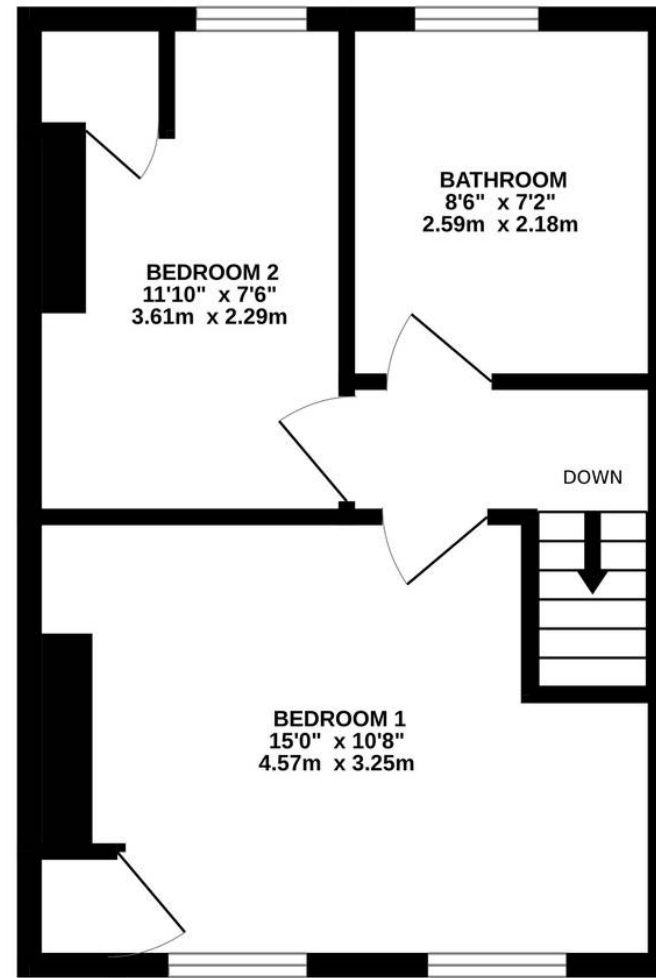


**Pine Tree Cottage, South Yorkshire Buildings, Moor End Lane, Silkstone** Offers around  
**Common, Barnsley** £140,000

GROUND FLOOR



1ST FLOOR



SOUTH YORKSHIRE BUILDINGS

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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## Pine Tree Cottage, South Yorkshire Buildings

Silkstone Common, Barnsley

CHARMING PERIOD COTTAGE, DATING BACK TO 1877, LOCATED IN THIS HIGHLY REGARDED VILLAGE, WITH EXCELLENT LOCAL SCHOOLING AND ACCESS TO TRAIN STATION WHILST BEING PERCHED ON THE EDGE OF BEAUTIFUL LOCAL COUNTRYSIDE, OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN. The accommodation briefly comprises: To ground floor, living room, dining kitchen. To first floor, there are two bedrooms and a bathroom. Externally there are gardens to the front and to the rear, outside W.C. and outbuilding. A charming home with mahogany, double glazed windows throughout, the property also goes by the name Pine Tree Cottage.

- CHARMING PERIOD COTTAGE
- NO UPPER VENDOR CHAIN
- ON THE EDGE OF BEAUTIFUL COUNTRYSIDE
- LOCATED IN AWARD WINNING VILLAGE OF SILKSTONE COMMON



### **ENTRANCE**

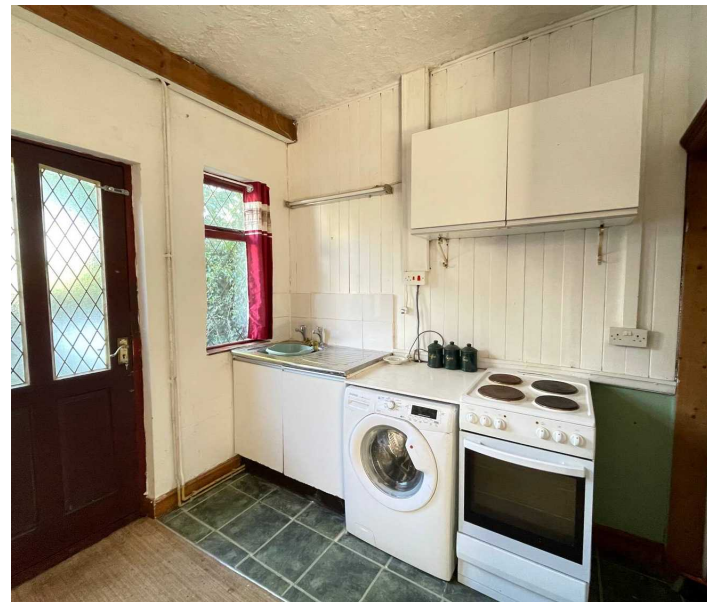
Entrance gained via timber and decoratively stain glassed door into living room.

### **LIVING ROOM**

A front facing reception space with main focal point being an open fire with cast iron surround, there is ceiling light, coving to the ceiling, double glazed window to the front and staircase rising to the first floor.

### **DINING KITCHEN**

Archway leads through to the dining kitchen, an open plan space with ample room for dining table and chairs. The kitchen has a range of wall and base units, plumbing for a washing machine, space for bay cooker, stainless steel sink with chrome mixer tap over. There is wall strip light, ceiling light, gas with surround, further wall light, three timber and double glazed windows to the rear and timber and glazed door giving access out. There is also access to under the stairs pantry.



## FIRST FLOOR LANDING

From living room, staircase rises and turns to the first floor landing with access to loft via a hatch with drop down ladder. Here we gain entrance to the following rooms:

## BEDROOM ONE

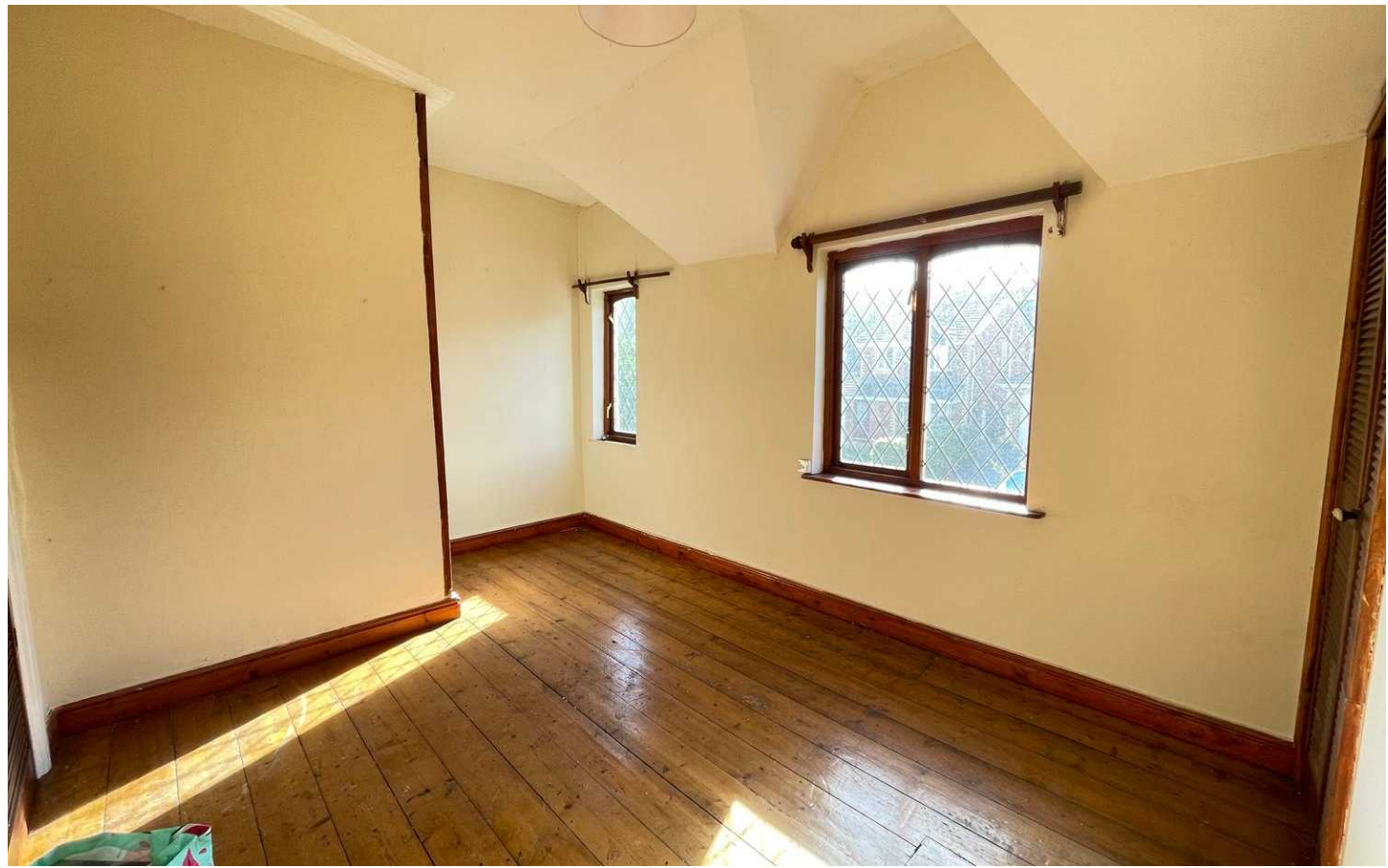
Front facing double bedroom with built in wardrobe, ceiling light, solid wood flooring and two timber double glazed windows to the front.

## BEDROOM TWO

With built in cupboards, including airing cupboard. There is ceiling light, solid wood flooring and double glazed window to the rear.

## BATHROOM

Comprising a three piece white suite in the form of low level W.C., pedestal basin with chrome taps and bath with chrome taps with shower attachment. There is ceiling light, part tiling to walls, wall mounted electric heater and timber obscure double glazed window to the rear.



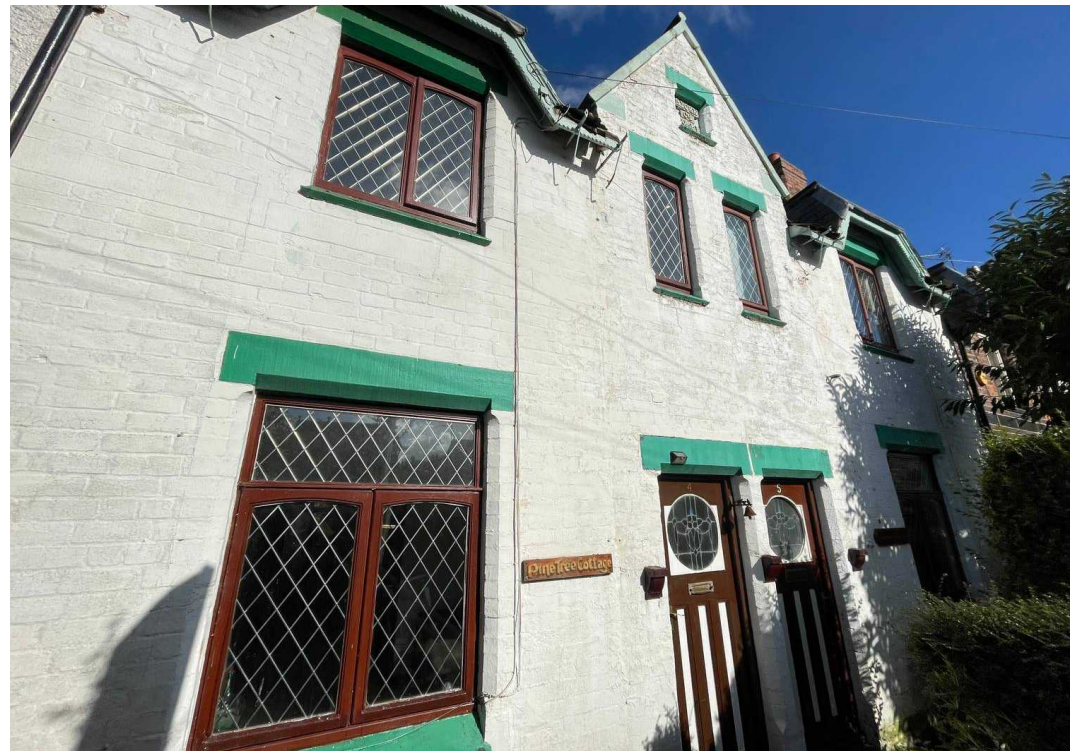
**Simon Blyth**  
ESTATE AGENTS



#### OUTSIDE

To the front of the home, there is a lawned garden space with perimeter hedging and giving extra privacy. To the rear, there is an enclosed yard with timber gates giving access out. There is also access to a high level W.C. and access to outbuilding.

**\*\*The vendor has informed us that there is an area to the rear wall, behind the garden which can be used as a parking space. Please note the title plan has not been verified by our agency so further due diligence to confirm this will need to be completed\*\***



## ADDITIONAL INFORMATION

The EPC Rating is E -51 and the Council Tax Band is A and we are informed by the vendor that the property is Freehold.

**The vendor has informed us that a party wall will be installed in the loft space prior to exchange of contracts.**

## VIEWING:

For an appointment to view, please contact the Penistone Office on 01226 762400

## 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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## FREE VALUATIONS

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

## MAILING LIST

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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

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