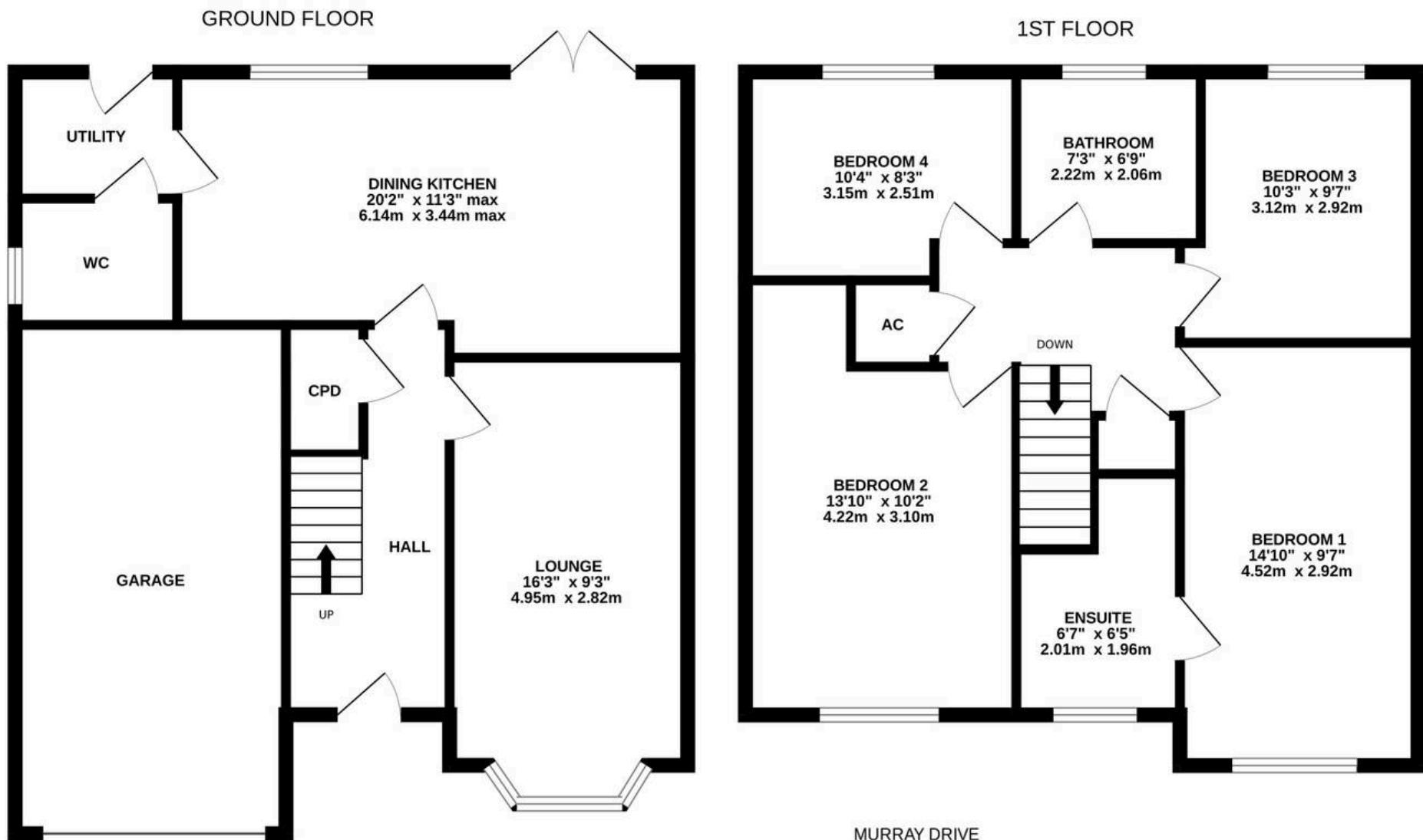




Murray Drive, Stairfoot, S70 3FN

Barnsley

In Excess of £299,950



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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Murray Drive

Stairfoot, Barnsley

COMPLETED IN 2024 BY HARRON HOMES WE OFFER TO THE MARKET THIS SUPERB AND SUBSTANTIAL FOUR BEDROOMED DETACHED FAMILY HOME OFFERING A WEALTH OF TWO STOREY ACCOMMODATION WITH GUARANTEES IN PLACE IN THIS HIGHLY CONVENIENT LOCATION CLOSE TO STAIRFOOT'S ROUNDABOUT GIVING ACCESS TO BARNSLEY AND TRANSPORT LINKS REACHING SHEFFIELD, WAKEFIELD, LEEDS AND BEYOND. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN THIS HIGHLY ENERGY EFFICIENT HOME WITH ALL MODERN SPECIFICATIONS INCLUDING AIR CORE HEAT PUMP AND HAVING MANY UPGRADES APPLIED BY THE BUILDER AND CURRENT VENDOR.

Council Tax band: D

Tenure: Leasehold

- DETACHED HOME
- FOUR BEDROOMS
- NEW DEVELOPMENT
- VERY WELL PRESENTED
- BUILT IN 2024
- SPACIOUS
- DINING KITCHEN

Simon Blyth
ESTATE AGENTS



ENTRANCE HALLWAY

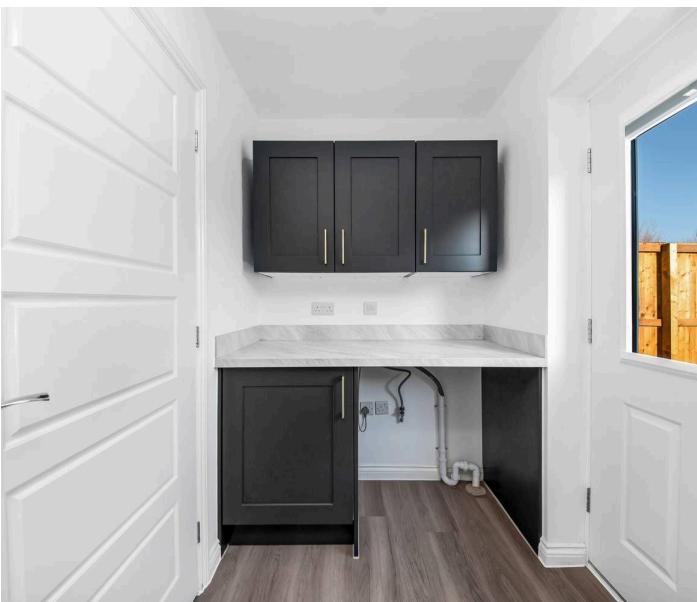
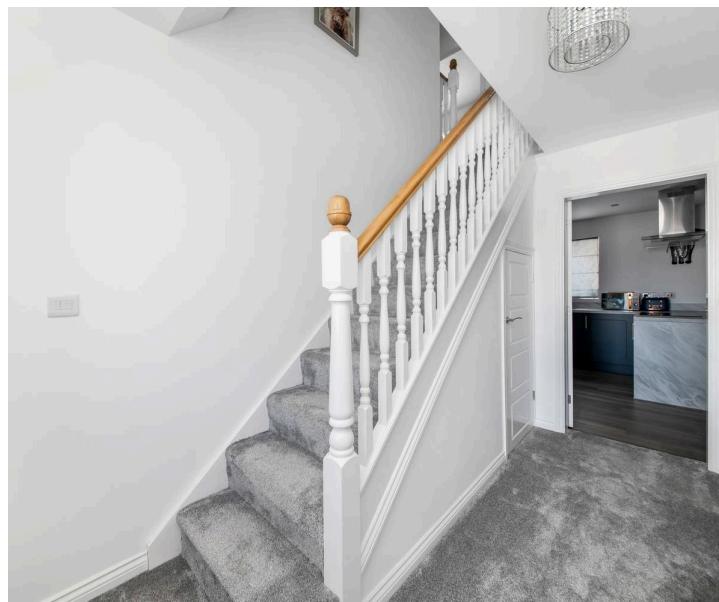
Entrance gained via composite and obscure glazed door with matching glazed side panel into entrance hallway with ceiling light, central heating radiator, and staircase rising to first floor with useful storage cupboard underneath. A timber and glazed door then leads through to the dining kitchen.

DINING KITCHEN

A fabulous open plan space incorporating both kitchen and dining areas with ample room for dining table and chairs in addition to the breakfast bar peninsula. The kitchen itself has a range of wall and base units in a regal blue shaker style with brushed door handles, contrasting marble effect laminate worktops with matching upstands complimented by a wood effect laminate flooring throughout. Integrated appliances in the form of electric oven and grill, electric hob with extractor fan over, fridge freezer, dishwasher and one and half bowl Franke stainless steel sink with chrome mixer tap over. The room is heated by two central heating radiators, has inset ceiling spotlights over kitchen area, pendant light over dining space and natural light gained via uPVC double glazed window to side and twin French doors giving access to rear garden. An archway leads through to the utility room.

UTILITY ROOM

Having a continuation of the wall and base units from the kitchen and has integrated washing machine and space for additional appliance. There is a ceiling light, central heating radiator and composite and double-glazed door giving access to rear garden. A door then opens through to the downstairs w.c.



DOWNSTAIRS W.C

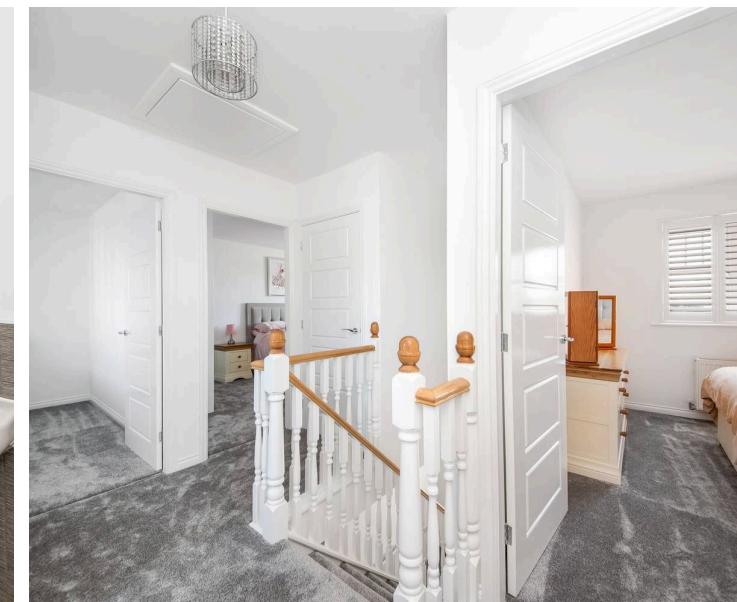
Comprising of a a two piece white suite in the form of; close coupled W.C, pedestal basin with chrome mixer tap over, ceiling light, extractor fan, part tiling to walls, wood effect laminate flooring, central heating radiator and obscure uPVC double glazed window to side.

LOUNGE

A front facing reception space with ceiling light, two central heating radiators and uPVC double glazed bay window to front with plantation shutters.

FIRST FLOOR LANDING

From the entrance hallway a staircase rises and turns to the first floor landing with spindle balustrade, ceiling light, access to loft via hatch, entrance to airing cupboard housing the hot water tank, access to further useful storage cupboard and here we gain entrance to the following rooms.





BEDROOM ONE

A generous principal bedroom with built-in wardrobes, ceiling light, central heating radiator, double glazed window to front with plantation shutters. A door then opens through to the en-suite.

EN SUITE SHOWER ROOM

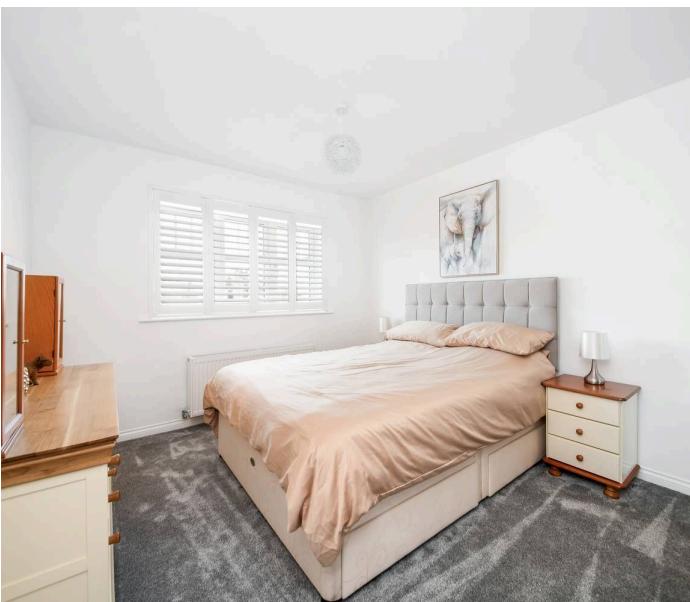
Comprising of a three-piece white suite in the form of close coupled W.C, pedestal basin with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling lights, extractor fan, part tiling to walls, tiled floor and obscure uPVC double glazed window to front.

BEDROOM TWO

A further double bedroom with ceiling light, central heating radiator and uPVC double glazed window to front with plantation shutters.

BEDROOM THREE

Double bedroom, rear facing with ceiling light, central heating radiator and uPVC double glazed window with plantation shutters.



BEDROOM FOUR

A well sized fourth bedroom with ceiling light, central heating radiator and uPVC double glazed window to rear with plantation shutters.

HOUSE BATHROOM

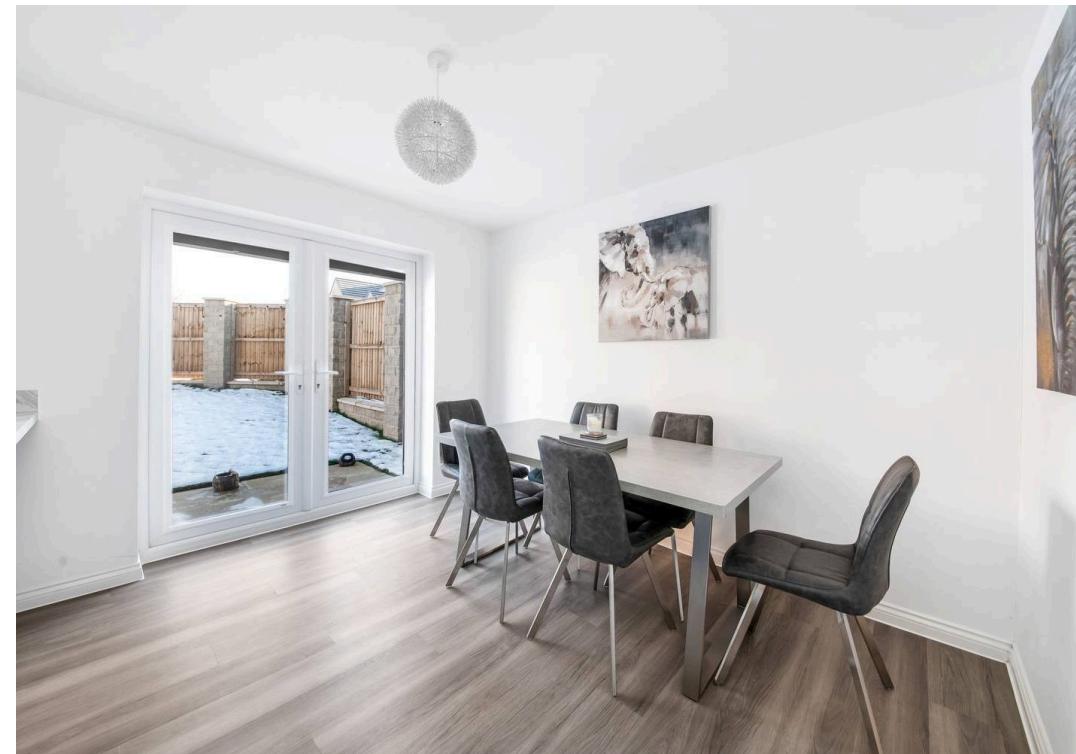
Comprising of a three-piece modern white suite in the form of close coupled W.C, pedestal basin with chrome mixer tap over and bath with chrome mixer tap. There are inset ceiling lights, extractor fan, part tiling to walls, tiled floor, central heating radiator and obscure uPVC double glazed window to rear.



GARDEN

To the front of the home is a block paved driveway providing off street parking leading to integral garage. There is lawned space with perimeter flower beds and shrubs. To the rear of the home is a fully enclosed lawned garden space with perimeter fencing and flagged patio seating area.





ADDITIONAL INFORMATION

The EPC Rating is B-84 and we are informed by the vendor that the property is Freehold.

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)

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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

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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



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