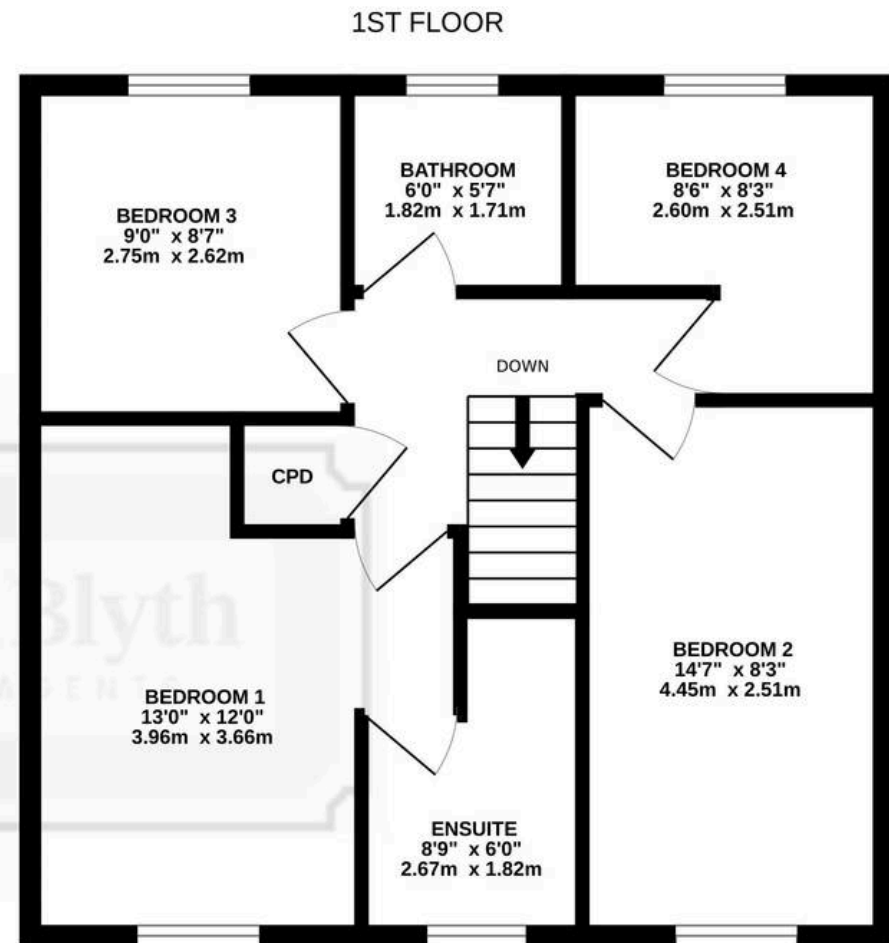
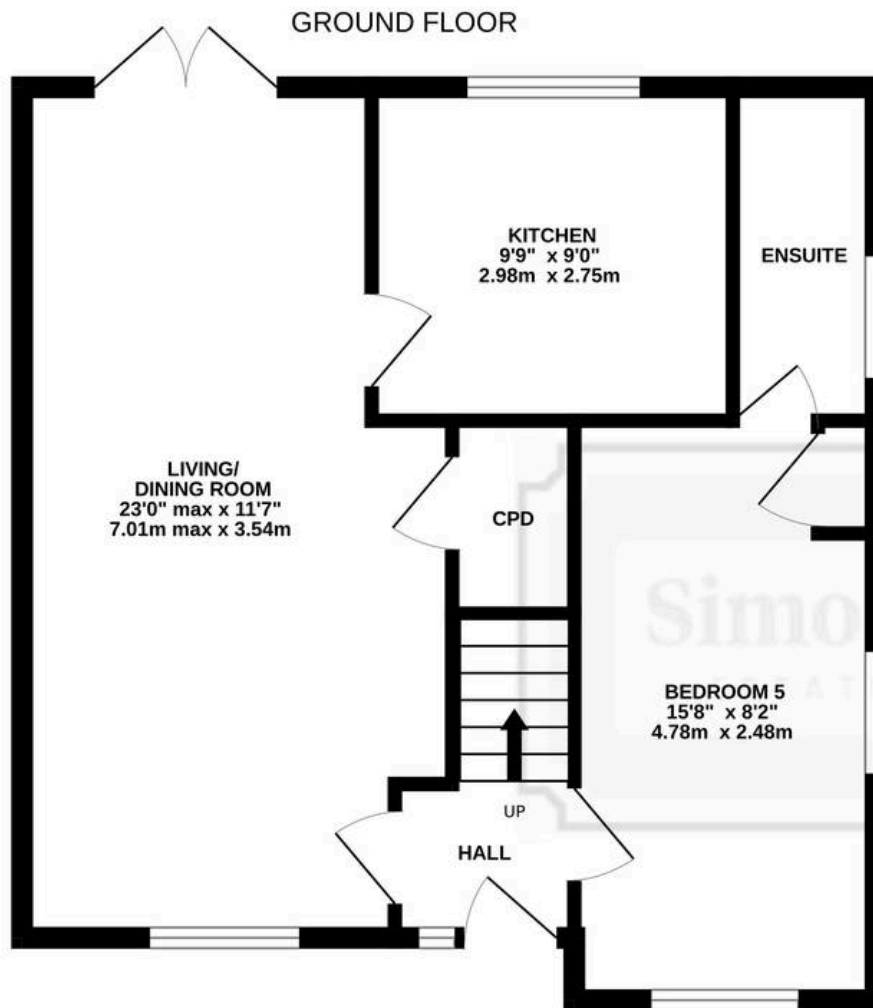




St. Andrews Drive, Darton
Barnsley

£375,000



ST ANDREWS 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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St. Andrews Drive

Darton, Barnsley

LOCATED IN THIS SOUGHT AFTER, QUIET RESIDENTIAL ESTATE IN DARTON. THIS PROPERTY IS WELL POSITIONED WITHIN THE ESTATE TO MAKE THE MOST OF THE EXPANSIVE VIEWS ACROSS THE ROLLING HILLS OF SOUTH YORKSHIRE. The property sits on a corner plot with parking for two cars to the front of the property and a lawned area with raised borders to the rear. The garage has been converted into a double bedroom with modern en-suite. The property briefly consists of to ground floor; entrance hall, living / dining room, kitchen and bedroom with en-suite. To the first floor, there are four bedrooms, master with an en-suite and the family bathroom. Council Tax band: D

Tenure: Freehold

- FIVE BEDROOMED FAMILY HOME
- DESIRED LOCATION
- CLOSE TO LOCAL AMENITIES
- CORNER PLOT
- AMPLE OFF STREET PARKING
- GROUND FLOOR BEDROOM WITH EN-SUITE
- LARGE INSULATED SHED / WORKSHOP WITH POWER AND LIGHTING



ENTRANCE HALLWAY

Entrance gained via wooden paneled door containing opaque glass to center and side into entrance hallway with ceiling light point, central heating radiator and staircase rising first floor. Here we gain access to the following rooms.

LOUNGE/ DINING ROOM

23' 0" x 11' 8" (7.01m x 3.56m)

Measuring the full length of the property and separated into two areas. The living area has own ceiling light, central heating radiator, access to under stairs storage and uPVC double glazed windows to front. The dining area has own ceiling light, wood effect laminate flooring, central heating radiator and uPVC double glazed doors leading to the rear of the property. There is an internal wooden door with two glass panel's which leads through to the kitchen.



KITCHEN

9' 0" x 9' 9" (2.74m x 2.97m)

Of a generous size, with a good number of base and wall mounted units which go round all four sides of the kitchen with a stone effect laminate worktop. The kitchen has space for a tall fridge-freezer, space under the counter for a slimline dishwasher and washing machine. The sink is one and a half bowl with drainer and stainless steel mixer tap over. There is an electric double oven and hob with glass splashback, a Cooke and Lewis extractor hood in stainless steel and glass over (pipes are still in place if the new owner wanted to convert back to gas). The kitchen is tiled to half height, one radiator, six inset spotlights and inset LED lighting under the wall mounted unit's.

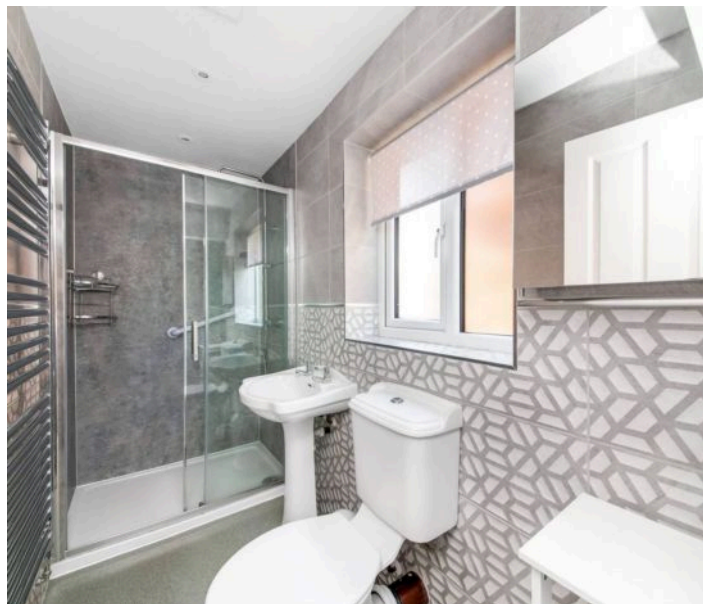
BEDROOM FIVE

15' 8" x 8' 2" (4.78m x 2.49m)

The ground floor bedroom is accessed from the hallway, it is a good sized double bedroom with white uPVC windows to the front and side elevations. There are two further doors to the rear of the room, one leading to the boiler cupboard and the other to the en-suite. There is a single radiator and two ceiling light points.

EN-SUITE

Comprising of a three piece suite with a low flush wc, pedestal basin and shower with waterfall effect and handheld head. There is a chrome ladder style radiator, opaque white uPVC window, tiling to full height, extractor fan and three inset lights.





FIRST FLOOR LANDING

Staircase rises from entrance hallway to first floor landing, there is a useful storage cupboard, access to the loft which is partially boarded and fully insulated and access to the following rooms:

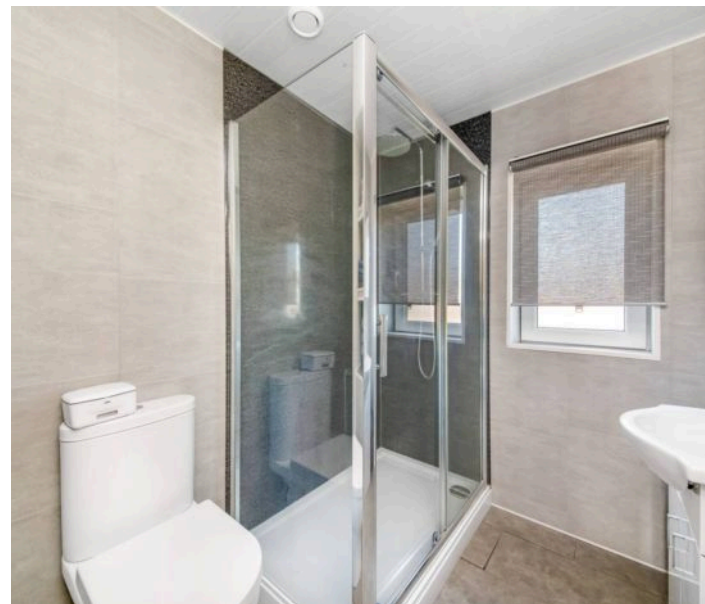
BEDROOM ONE

13' 0" x 12' 0" (3.96m x 3.66m)

A very generous sized bedroom with space for a king sized bed, there are built-in wardrobes and cupboards. The room has a three paneled, two casement opening window in white uPVC to the front, there is a single ceiling light and fan and one radiator. There is a door which leads to the en-suite.

EN-SUITE

Comprising of a three piece suite with low flush wc, white porcelain hand basin over vanity unit and a shower which consists of a rainfall effect head and handheld unit. The shower unit also has a composite splashback from shower tray to ceiling. There is tiling to full height, three shelving units in the space above the bulkhead, white uPVC opaque window and black chrome ladder effect radiator.



BEDROOM TWO

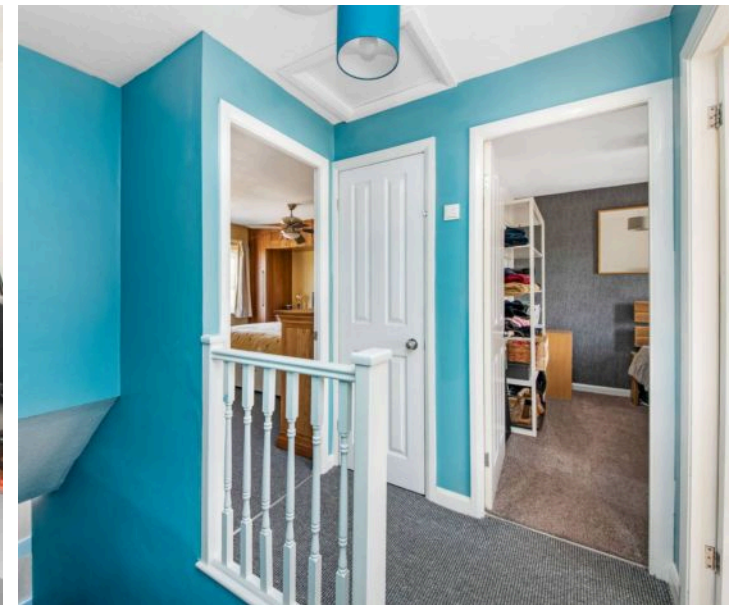
14' 7" x 8' 3" (4.45m x 2.51m)

A double bedroom with a dormer window in white uPVC overlooking the front of the property. There is space for a double bed and free standing furniture. At the moment it is currently been used as a spare room with a bed and office in. The room has a single radiator and single light point.

BEDROOM THREE

9' 0" x 8' 7" (2.74m x 2.62m)

With a white uPVC window overlooking the rear garden, there is a single radiator and a light point.



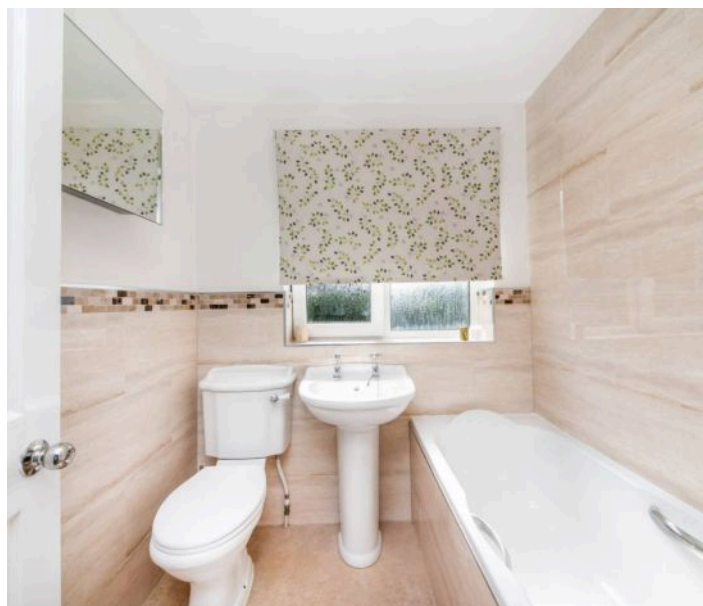
BEDROOM FOUR

8' 6" x 8' 3" (2.59m x 2.51m)

A single bedroom which is currently been used as an office. There is space for a single bed as well as freestanding unit's. There is a white uPVC window which overlooks the rear of the property, a radiator and a single ceiling light point.

BATHROOM

The family bathroom comprises of a three piece with a low flush wc, a white pedestal hand basin with stainless steel taps and white bath with stainless steel tap and hand held shower unit attached. There is tiling floor to ceiling behind the bath, the other two wall's are to half height. There is a white uPVC opaque window a single ceiling light point and a chrome ladder style radiator.



Garden

To the front of the property is a double driveway with tarmac and block paving leading to the front of the property. There is access to the rear of the property via both sides with paved slabs and a selection of borders with shrubs and plants. To the rear of the property and directly behind the home is a block paved seating area with steps leading to the lawned garden with raised borders. Beyond this there are two large sheds one with own workshop area as well as an outside tap and power.



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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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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Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



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