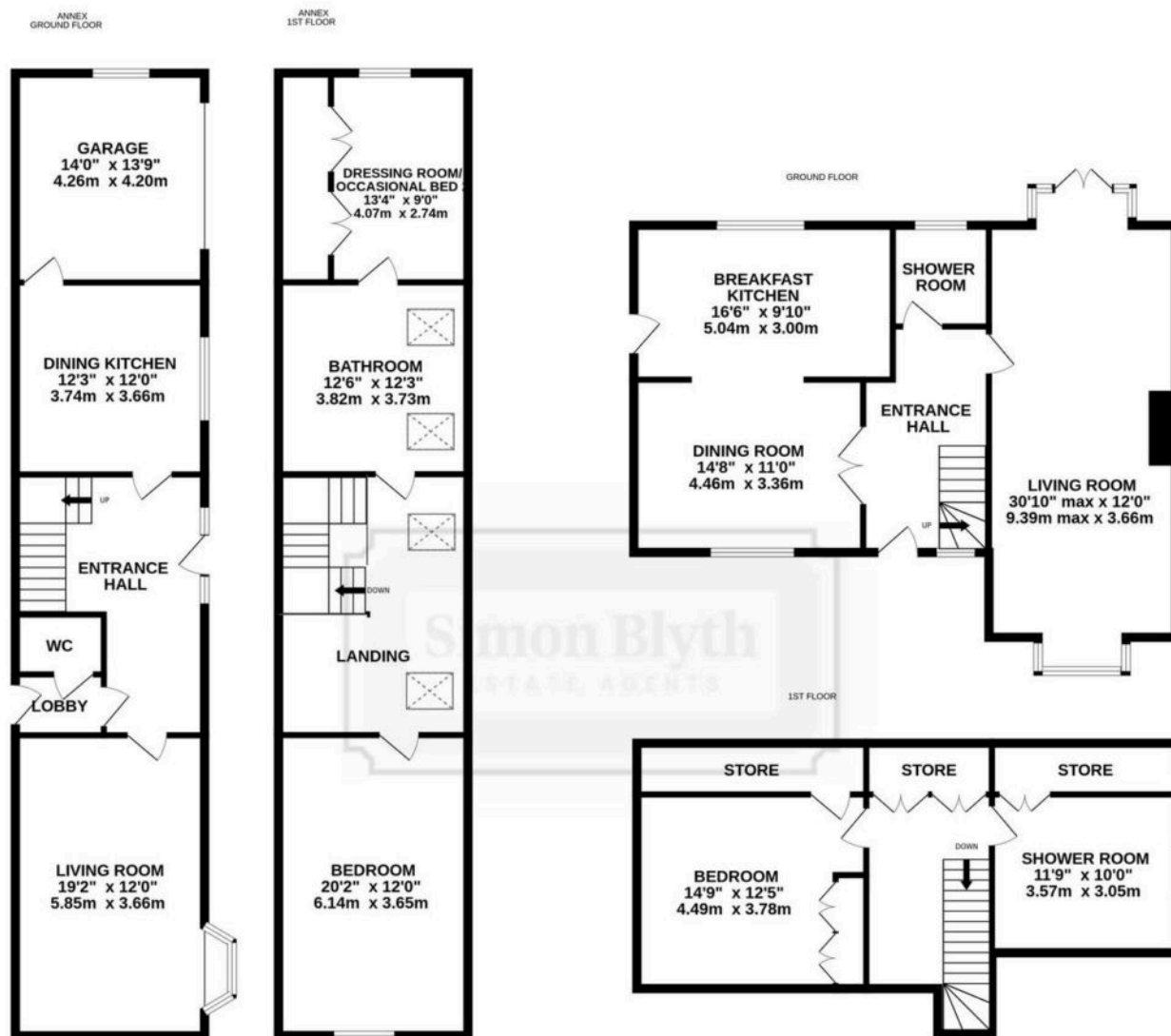




**Wentworth Street, Birdwell**  
Barnsley

Offers in Excess of **£525,000**





WENTWORTH 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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## Wentworth Street

Birdwell, Barnsley

A TRULY UNIQUE OPPORTUNITY TO BUY TWO EXCELLENT PROPERTIES ON ONE SUPERB PLOT, WITH A STUNNING OPEN PLAN KITCHEN/DINER WITH ISLAND AND INTEGRATED APPLIANCES, THE PROPERTY IS IDEALLY SITUATED WITH EASE OF ACCESS TO AMENITIES AND THE M1 MOTORWAY NETWORK. VIEWING IS ESSENTIAL TO APPRECIATE THIS UNIQUE PROPERTY IN THE MOST CONVENIENT OF LOCATIONS OFFERING A WEALTH OF ACCOMMODATION OVER TWO SEPARATE DETACHED PROPERTIES.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- CHARACTER PROPERTY AND ANNEX
- A PRIVATE WALLED AND GATED PLOT
- CLOSE TO COMMUTER LINKS
- SPACIOUS ROOMS
- GARDENS TO THE FRONT AND REAR
- MUST BE VIEWED TO FULLY APPRECIATE ACCOMODATION ON OFFER





### **ENTRANCE HALL**

Entrance gained via uPVC double glazed composite door with matching glass panels into the entrance hall. A spacious entrance hallway with inset ceiling spotlights, tiled flooring, central heating radiator and staircase rising to first floor landing. From here we gain entrance to the following rooms.

### **LIVING ROOM**

A large reception room with inset ceiling spotlights, three central heating radiators and uPVC double glazed windows.

### **DINING KITCHEN**

A spacious dining kitchen with ample room for dining furniture. The kitchen itself has a range of wall and base units in a high gloss white with contrasting worktops and matching upstands with central island. Integrated appliances in the form of; integrated fridge / freezer, integrated dishwasher, integrated washing machine, integrated NEFF electric oven, integrated Neff microwave, integrated Neff induction hob with extractor fan over and one and half bowl composite sink with mixer tap over. The room has inset ceiling spotlights, three central heating radiators, tiled flooring, uPVC stable style door leading to the rear of the property and uPVC double glazed windows to the front and rear elevations.



### **DOWNSTAIRS SHOWER ROOM**

Comprising of a three-piece suite in the form of close coupled W.C, pedestal wash hand basin sat within vanity unit and shower cubicle with Aqualisa quartz electric shower within. The room has inset ceiling spotlights, full tiling to walls and floor, extractor fan, chrome towel rail / radiator and obscure uPVC double glazed window.

### **FIRST FLOOR LANDING**

From the entrance hall a staircase rises to the first-floor landing with built in storage cupboards, inset ceiling spotlights and central heating radiator. From here we gain access to the following rooms.

### **BEDROOM ONE**

A spacious double bedroom with built in wardrobes, inset ceiling spotlights, central heating radiator, access to loft via a hatch and uPVC double glazed window overlooking the side of the property.

### **BATHROOM**

Comprising of a four-piece suite in the form of close coupled W.C, twin wash hand basins with chrome mixer taps over and shower cubicle with waterfall effect shower head and separate handheld attachment. The room has inset ceiling spotlights, extractor fan, full tiling to walls and floor, access to storage cupboards, access to eaves storage, antique style chrome radiator and obscure uPVC double glazed window.





## **ANNEXED ACCOMMODATION**

### **ENTRANCE HALLWAY**

The annex is accessed via uPVC door with matching uPVC glazed side panels into the hallway. The hallway has ample room for furniture, tiled flooring, coving to the ceiling, central heating radiator, two wall lights and staircase rising to the first floor. From here we gain entrance to the following rooms.

### **LIVING ROOM**

A spacious reception room with three wall mounted lights, coving to the ceiling, two central heating radiators, and uPVC double glazed windows to the side of the property. The main focal point of the room being an electric fire set within wooden surround with marble hearth.

### **INNER HALLWAY**

Having continuation of the tiled floor with ceiling light, uPVC door giving access to the rear of the property and a door leading to the downstairs W.C.







### **W.C**

Comprising of a two-piece suite in the form of close coupled W.C and basin sat within vanity with chrome mixer tap over. The room has full tiling to walls and floor, extractor fan, ceiling light and chrome towel rail / radiator.

### **DINING KITCHEN**

A well-proportioned dining kitchen having a range of wall and base units with contrasting laminate worktop, tiled splashbacks and solid tiled floor. Integrated appliances in the form of NEFF electric oven, microwave, NEFF four ring induction hob with extractor fan over. There is also an integrated fridge / freezer, dishwasher, washing machine and stainless-steel Franke sink with mixer tap over. There are inset ceiling spotlights, further under cupboard lighting, central heating radiator and a door giving access to the garage.

### **FIRST FLOOR LANDING**

From the entrance hall a staircase rises and turns to the first-floor landing. A spacious landing with two Velux windows, inset ceiling spotlights, central heating radiator and chandelier style light above the stairs. From here we gain access to the following rooms.



## BEDROOM TWO

A spacious double bedroom with inset ceiling spotlights, central heating radiator and uPVC double glazed window overlooking the front of the property.

## FAMILY BATHROOM

A modern family bathroom comprising of a five-piece suite in the form of; low flush W.C, twin wash hand basins sat within vanity units with chrome mixer taps over, shower cubicle with mains fed shower within and free-standing bath with handheld shower attachment. The room has inset ceiling spotlights, full tiling to walls and floor, extractor fan, bank of vanity units, two chrome towel rails / radiators and two Velux skylights.

## OCCASIONAL ROOM / BEDROOM THREE

A versatile space currently used as a additional bedroom but would make an ideal study or dressing room. The room has inset ceiling spotlights, bank of built in wardrobes, central heating radiator and uPVC double glazed window.





## GARDEN

OUTSIDE Accessed via iron gates onto a tarmacked driveway continuing to the rear of the home, providing plenty of off-street parking. To the front of the home is a lawned area with mature borders and shrubs with Yorkshire stone flagged path which continues down the side and to the rear. To the rear of the home is a Astroturf lawn with mature borders containing various shrubs and trees. There is also access to an outside toilet.

## GARDEN

The summer house consists of a low stone wall with uPVC double glazed windows and door. The summer house has tiled flooring, ceiling light, power and ample room for a table and chairs.

## Garage

Accessed via the kitchen and via a electrically operated roller shutter doors. The garage has power and lighting, provides off street parking, storage and houses the boiler.





## ADDITIONAL INFORMATION

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

## COUNCIL TAX BAND

C

## 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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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

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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





## Simon Blyth Estate Agents

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