



# HODSONS



**Heathfield House, 7 Shaw Lane, Staincross, Barnsley, S75 6JN**



**Guide Price £699,950**

 **OnTheMarket.com**

## THE ACCOMMODATION

In more detail, the accommodation which is served by a gas fired central heating system, and incorporates PVCu double glazed windows and a high performance security alarm system, comprises:

### GROUND FLOOR LEVEL

Arched double oak entrance doors with coloured and leaded glass panes open into:

#### RECEPTION HALL

2.64m x 12.24m overall Random laid ceramic tiled flooring, elegant turning staircase off to first floor with oak and wrought iron balustrade having barley twist effect, archway feature, moulded ceiling cornice, double French doors open out to the rear, telephone point, halogen downlighting, three contemporary vertical radiators.

#### GROUND FLOOR WC

0.84m x 3.23m The ceramic tiled flooring extends through, designer style suite comprising circular wash bowl on timber stand with tiled splashback, low level flush WC, contemporary towel warmer, useful understairs cupboard.

#### LOUNGE

4.24m x 5.03m (Plus Bay Window)  
Semi circular bay window overlooking the front garden, classical style fireplace surround with Living Flame effect fire, radiator with traditional cover, TV aerial point and telephone point, multi-paned double sliding doors open into:

#### SEPARATE DINING ROOM

4.24m x 4.85m Ceramic tiling to the floor, window to the rear, radiator with traditional cover, high "Adam" style fireplace feature and hearth, ceiling cornice.

#### FAMILY ROOM

5.72m x 4.19m (Plus Bay Window)  
Shaped bay window to the front with adjacent arched feature window, two radiators, moulded ceiling cornice, low level decorative wall panel features, oak boarded floor, TV aerial points, imposing high traditional style fireplace surround with black granite inlay and hearth, cast iron log basket and open grate, open plan access to:

### BREAKFAST KITCHEN

5.69m x 3.45m With bespoke range of units by Highley's of Normanton in Antique White, comprising base cupboards and drawers with 40mm black granite work surfaces over and matching upstands, 1½ bowl inset Franke stainless steel sink, chrome mixer tap, plumbing provision and appliance space for automatic dishwashing machine, deep pan drawers with soft closing, Baumatic wine chiller, stainless steel American style fridge within matching housing, built-in stainless steel microwave, matching wall mounted units and glass fronted display units with spice drawers beneath, plate and wine racks, black 4-oven gas fired Aga Range oven (may be available subject to separate negotiation), within arched tiled recess having over mantle, wide oak boarded flooring, island work station with matching granite surface, Neff inset electric hotplate and split level under oven, circular inset stainless steel sink with hot and cold mixer tap, halogen down lighting, open plan access into:

### CONSERVATORY

2.69m x 5.69m Wide oak boarded flooring, mono-pitched glass roof, two radiators, granite window ledges, double French doors open out to the rear, built in cupboards, concealed plumbing provision for automatic washing machine and tumble dryer space, glass fronted display cupboards over.

### FIRST FLOOR LEVEL

#### LANDING

2.62m x 5.74m Matching staircase off to first floor accommodation with oak and wrought iron balustrade, window to the front, radiator with oak cover, ceiling cornice, double panelled doors open into:

### PRINCIPAL BEDROOM SUITE

#### ENTRANCE AREA

2.59m x 1.37m Moulded cornice, open access into:

#### BEDROOM

4.24m x 4.83m Moulded cornice, radiator with traditional cover, double doors with side screen overlook the rear garden and open onto feature "Juliette" balcony, semi circular bedhead with drape feature, TV aerial point, telephone point, doors to:

### DRESSING ROOM

2.72m x 2.59m Window to the rear, walls lined with open fronted robes with hanging rails, drawers and shoe lockers, storage over, halogen downlighting.

### LUXURY EN-SUITE BATHROOM/WC

3.33m x 2.21m Window to the side, halogen downlighting, electric extractor, part marble tiled walls and floor, matching encased double ended Jacuzzi bath with stepped access, low level flush WC, white feature wash hand basin, recessed shower enclosure with thermostatic shower and body jets, electric extractor, contemporary upright radiator, panoramic wall mirror.

### DOUBLE BEDROOM

4.24m x 2.77m (Plus Bay)  
Semi circular bay window overlooking the front, ceiling cornice, radiator with traditional cover, TV aerial point.

### SINGLE BEDROOM

1.98m x 2.90m Attractive oriel window to the front, radiator, ceiling cornice.

### INNER HALL

2.54m x 1.98m Ceiling cornice, doors to:

### DOUBLE BEDROOM

3.61m x 4.22m Shaped bay window to the front with window seat and cupboards beneath, feature fireplace surround in classical style with marble hearth, twin fitted wardrobes with double doors, cove moulding, radiator with traditional cover.

### DOUBLE BEDROOM

3.10m x 3.53m Window to the rear, radiator with traditional cover.

### COMBINED BATHROOM/WC

2.18m x 2.46m

### SECOND FLOOR LEVEL

#### LANDING

2.18m x 3.28m Velux roof window on the front profile, doors to:

#### GUEST BEDROOM

8.31m x 3.38m Velux window to the front and window overlooking the rear, sloping ceiling profile with eaves storage beneath, dressing table/work station, radiator, TV aerial point, open access into:

### EN-SUITE SHOWER ROOM/WC

1.88m x 3.28m Window with obscured glass, Travertine tiling to the floor, white towel warmer, walls partially tiled, built in linen cupboards, designer style suite comprises circular wash hand bowl with hot and cold mixer tap, low level flush WC, independent tiled shower cubicle with thermostatic shower mixer.

### SUMMER HOUSE

A magnificent amenity of single storey brick purpose built construction. The pitched tiled roof with three atriums, hardwood double glazed bi-folding doors with inset horizontal blinds open one elevation out to the rear garden, halogen downlighting, ceramic tiled flooring throughout with zoned electric underfloor heating, sub-divided with open plan access between to:

### SPA ROOM

5.41m x 4.01m Bi-folding doors to the garden, sound system, LED lighting, wall mounted oak mantle and side displays, fully tiled wet room with shower cubicle, designer style rectangular wash hand basin and low level flush WC with concealed cistern, open access to:

### KITCHEN/ENTERTAINMENT ROOM

5.44m x 6.81m Bi-folding doors open out to the garden, ceramic tiling to the floor, halogen down lighting, home cinema screen and projector, Sky facility, kitchen comprises inset-resin sink with flexi-tap, contemporary base cupboards and white Corian work surfaces and matching upstands, built in microwave and split level stainless steel oven, integrated dishwashing machine, TV aerial point, display shelving, work station with Belling ceramic hob, two wine chillers, dining bar, open access into:

### BEDROOM/GYMNASIUM

3.94m x 5.44m Bi-folding doors to the garden, ceramic flooring throughout, halogen downlighting, TV aerial points. There is external tiled approach with inset LED floor lighting.

### DOUBLE BRICK BUILT GARAGE

5.64m x 5.87m Automatic up and over timber door for access, electric light and power available, boarded loft storage facility, security alarm system.

### GARDENS

The property stands within well proportioned enclosed and established garden site with hard and soft landscaping, double automatic security gates provide access from Shaw Lane via sweeping brick sett driveway and forecourt. The driveway is flanked by a deep fore garden having established lawn, planted beds, borders and mature shrubbery. The driveway extends down the side of the property to the rear.

### TO THE REAR

There is a well proportioned and extensive rear garden area having brick sett apron to the garage, providing ample additional off street car standing, outside cold water tap, terraced patio with wrought iron balustrade, established lawn, mature borders with ornamental trees, mature shrubbery, planting etc. Permanent barbeque canopy, soft play area and hand crafted detached childrens play house.

### SERVICES

Mains gas, electricity, water supply and drainage are available to the property. There is Sky facility to principal rooms and bedrooms. There is a high performance security system to the house, garden, annexe and garage.

### TENURE

Freehold.

### BOUNDARY DISCLAIMER

The boundaries and ownerships have not been checked on the Title Deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### HOW TO GET THERE

Leave Wakefield city centre via Kirkgate, proceeding forward over Chantry Bridge and out on the A61 Barnsley Road. Follow the main road forward out of the city, through New millerdam and out towards Barnsley. Continue to Staincross with the golf course to the left, turning right immediately after the petrol station into Shaw Lane. The property will be found after a short distance on the right hand side of the Lane.

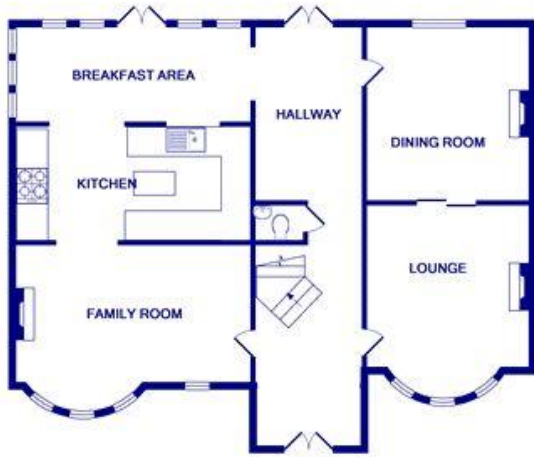




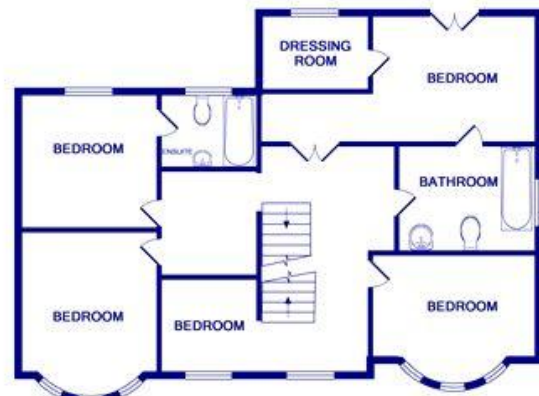
THE SUMMER HOUSE



2ND FLOOR

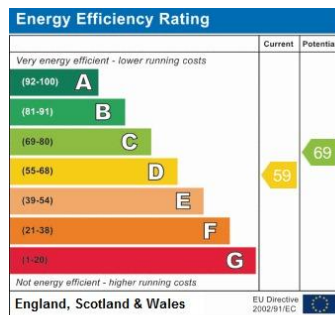


GROUND FLOOR

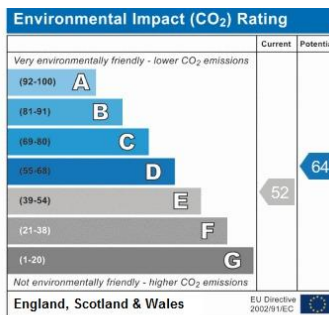


1ST FLOOR

Made with Metropix ©2011



Address:  
Heathfield House



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements