

GATE BUNGALOW BARNSELY ROAD DODWORTH BARNSELY S75 3JR

OF INTEREST TO DEVELOPERS AND GENERAL PUBLIC ALIKE



PRICE: OFFERS AROUND £215,000

An older type three bedroom detached bungalow, with garage, in large grounds of 0.29 acres or thereabouts, having residential development potential, in a popular village, within half a mile of local amenities, the local train station and the M1 motorway (Junction 37).

Viewing arrangements can be made by appointment through our Residential Department on 01226 299221

PHOTO GALLERY



SITTING ROOM



LOUNGE



REAR BEDROOM



REAR ELEVATION



REAR ELEVATION



REAR GARDEN



REAR GARDEN



SHED

Energy Performance Certificate



Gate Bungalow, Barnsley Road, Dodworth, BARNSELY, S75 3JR

Dwelling type: Detached bungalow
 Date of assessment: 11 July 2016
 Date of certificate: 12 July 2016

Reference number: 8576-7923-4440-9599-5992
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 87 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

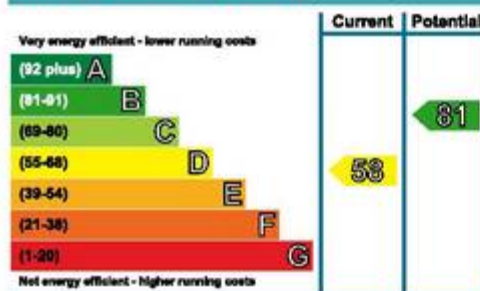
Estimated energy costs of dwelling for 3 years:	£ 3,321
Over 3 years you could save	£ 1,098

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 171 over 3 years	
Heating	£ 2,697 over 3 years	£ 1,830 over 3 years	
Hot Water	£ 324 over 3 years	£ 222 over 3 years	
Totals	£ 3,321	£ 2,223	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 540	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 252	✓
3 Low energy lighting for all fixed outlets	£45	£ 111	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

GATE BUNGALOW
BARNSELY ROAD
DODWORTH

Constructed to an individual twin bayed design under a hipped roof of concrete tiles, the bungalow provides a versatile arrangement of two/three bedroom accommodation and there is scope to enlarge and improve the interior to the purchasers own taste.

The main lawned rear gardens are very private and offer development potential involving demolition of the bungalow subject to planning permission.

A copy Ordnance Survey Plan shows the approximate boundaries edged in red extending to 0.29 acres or thereabouts. The plan is provided purely for identification purposes only and should not be scaled from. The vendor's solicitors will confirm the boundaries in the usual way.

Well worth a viewing.

The gas centrally heated accommodation has uPVC double glazing and comprises:

Central front entrance to the

ENTRANCE VESTIBULE with timber panelled inner door to the

HALL with twin panelled central heating radiator and access to the

SITTING ROOM / BEDROOM 12'8" X 12'10" including the alcoves and the rectangular walk in bay. There is a tiled fireplace and hearth, covings, ceiling rose and twin panelled central heating radiator.

LOUNGE / DINING ROOM 12'11" X 11'1" including the alcoves but excluding the rectangular walk-in bay, there is a wood fireplace with marble effect surround and hearth to the dog grate, pine panelled ceiling and twin panelled central heating radiator

FULLY TILED KITCHEN 10'7" minimum X 9'3" having a fitted range of floor and wall mounted units with onyx effect worktops incorporating a stainless steel sink unit and drainer with mixer taps, fluorescent lighting, twin panelled central heating radiator, stable style wood door to the side entrance porch and access to the

PANTRY 5'3" X 5'1" with power and light supply

FULLY TILED UTILITY 7'3" X 5'1" with vanity unit having wash hand basin, extractor fan, coat rail, power and light supply, loft access and central heating radiator

SIDE ENTRANCE PORCH (off the kitchen) 12'9" X 5'8" of PVC double glazed construction having two PVC entrance doors, quarry tiled floor, a double power point, fluorescent lighting, two wall lanterns and a twin panelled central heating radiator

INNER HALL (off the hall) with loft access and access to

REAR BEDROOM 12'5" X 11'2" including the alcoves and fitted wardrobes with central dressing area and store cupboards above, twin panelled central heating radiator

REAR BEDROOM 12'4" X 9'2" including the fitted wardrobes with store cupboards above and twin panelled central heating radiator

FULLY TILED BATHROOM 8'9" X 8'10" having a primrose coloured suite comprising of a centrally positioned bath with mixer taps and pop up waste, pedestal wash hand basin with mirrored splashback, low flush WC, corner shower cubicle with a Triton T80 shower and twin panelled central heating radiator

OUTSIDE

The property is well positioned close to the edge of this popular village ideally placed for commuting being within $\frac{1}{4}$ of a mile of junction 37 of the M1 motorway at Dodworth. Equally, there is good access onto the village bypass/A628, Manchester Road and within approximately $\frac{3}{4}$ of a mile of the local train station. The property stands within a generous size plot with established lawned gardens extending at the front but mainly to the rear. At the front of the property there is a lawned garden with established bushes and shrubs and a set of wrought iron entrance gates provides access onto a tarmac driveway where there is off road parking and access to a detached garage of section pre-cast concrete construction having metal up and over entrance door and personnel side door. A set of wrought iron gates at the side of the entrance porch give access to the rear garden. To this gable of the bungalow there are two further outbuildings including an attached former coal store whilst at the rear there is an attached outside toilet. There are two good sized and established lawned garden areas at the rear of the bungalow divided by a central pathway with trellising that leads to a garden store. The rear gardens are made particularly private by well established bushes and shrubs within the periphery borders. Also within the rear garden there are a range of apple trees and twin mini lanterns which are included in the sale.

GENERAL INFORMATION

CENTRAL HEATING

The property has a gas fired central heating system served by a boiler located in the loft.

FIXTURES & FITTINGS

Only the items specifically mentioned within these particulars are included in the sale.

TRAVELLING

Proceeding from junction 37 of the M1 motorway, proceed westwards onto the A628 Manchester Road and take the first exit left onto Whinby Way keeping left onto Barnsley Road, at the first roundabout take the first exit and then within 30 yards at the small roundabout take the second exit continuing on the Barnsley Road. The property is located within approximately 150 yards on the left hand side and can be identified by our sale board.

WEBSITE ADDRESS

Details of all the properties currently on offer through Wilbys can be viewed on Wilbys.net, OnTheMarket.com or by using the search feature within Rightmove.co.uk. the UK's No. 1 property website.

MORTGAGE PROCEDURE

If you wish to make an offer on this property before contacting a Financial Advisor or Solicitor you should make your offer to our office to avoid any delay and the possibility of a sale being agreed to other interested parties. Under the Estate Agents act 1991 you will be required to give us your financial details to enable us to qualify your ability to purchase before we can recommend your offer to our sellers. Offers may be made by visiting our Eastgate Office or by telephone on 01226 299221.

MONEY LAUNDERING REGULATIONS

In order to proceed with a sale we will need confirmation of Identity and Proof of address.

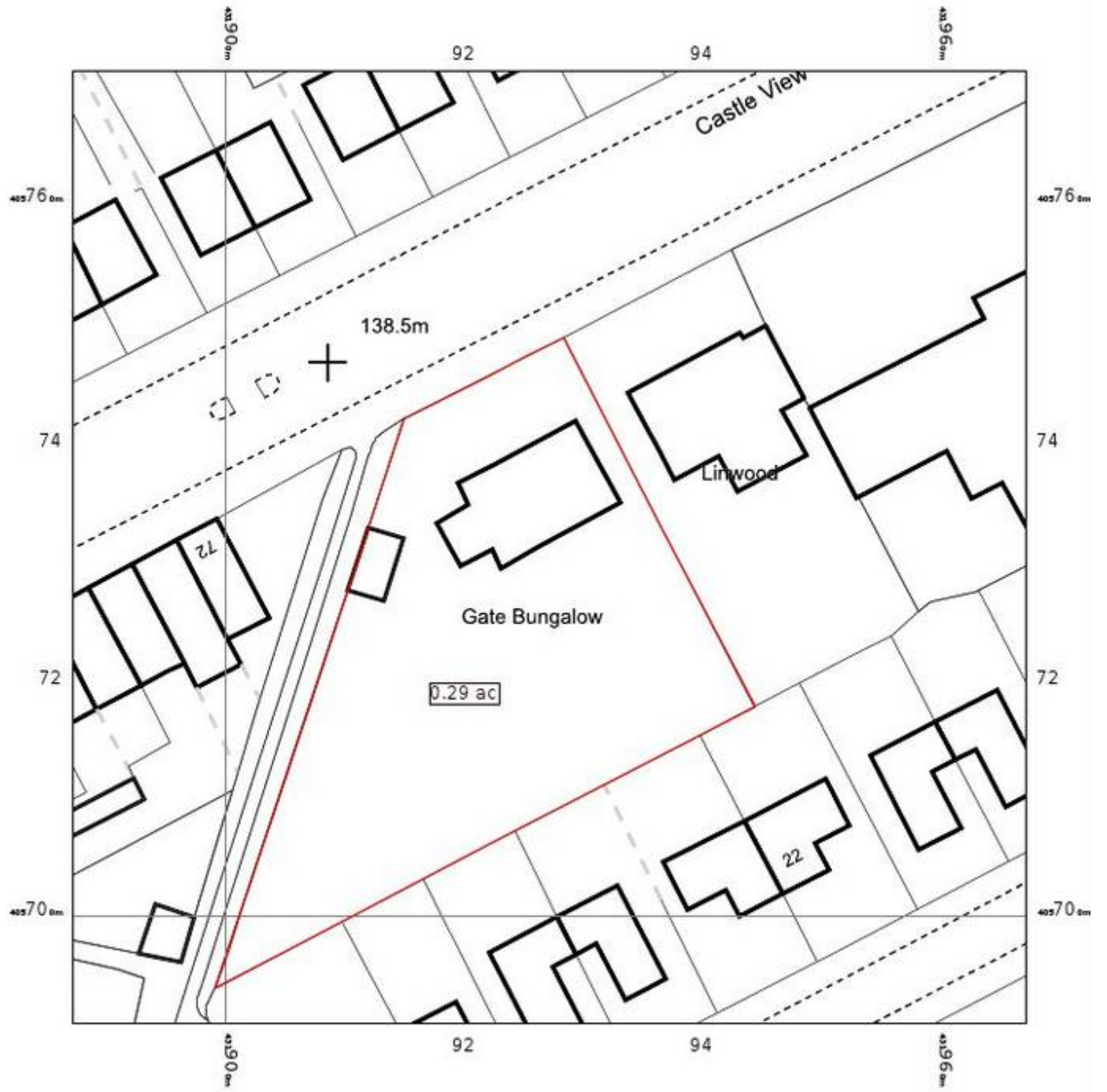
FREE VALUATION

If you have a property to sell our Residential Sales Manager, Mr Mark Farmer, or our Valuer, Ben Border, will be pleased to arrange an appointment to give you a market valuation and advice. The advisory service is free and without obligation.

IMPORTANT NOTICE

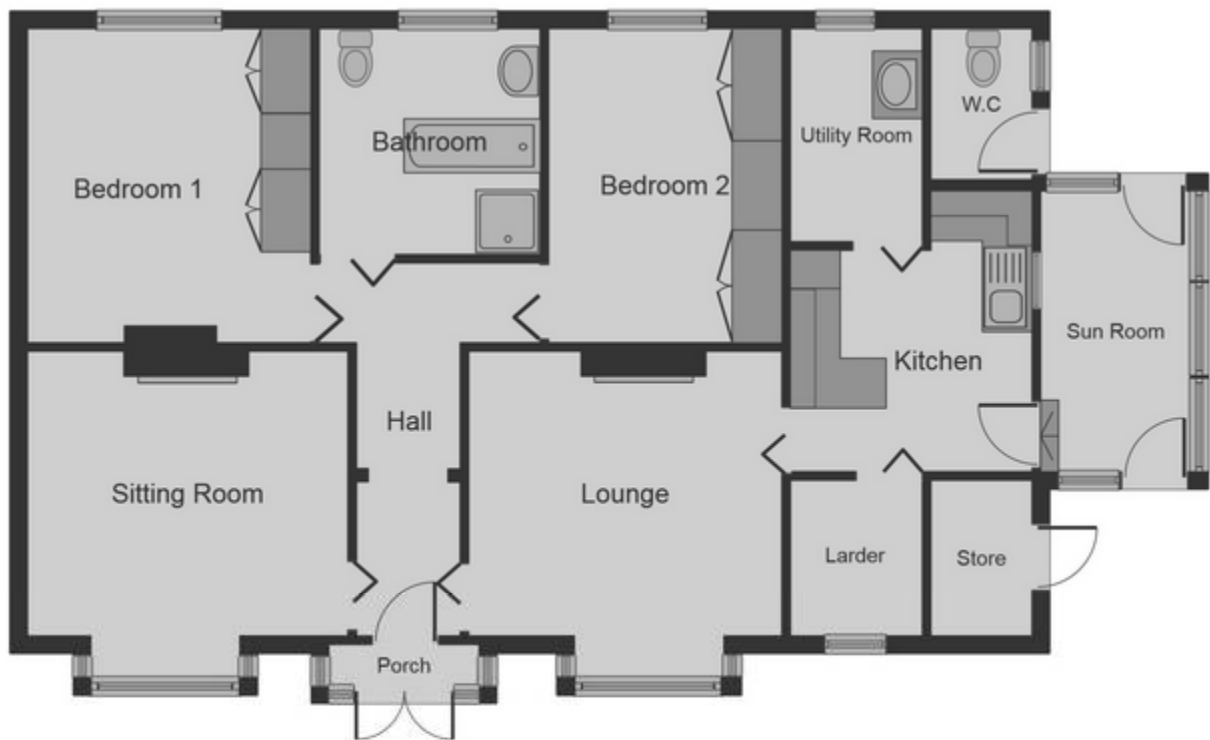
1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.
2. All rents and prices quoted are exclusive of VAT, unless otherwise stated.
3. All measurements, areas and distances quoted are approximate only.
4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.
5. Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
6. Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitor
7. The boundaries, ownership and tenure of this property have not been checked against the Title Deeds for any discrepancies or rights of way, if any. Prospective purchasers are advised to check these matters with their solicitor prior to entering into any contracts.

ORDNANCE SURVEY PLAN



FLOORPLAN

Gate Bungalow, Barnsley Road, Dodworth, S75
3JR



Ground Floor



01226 299221

6a Eastgate
Barnsley
South Yorkshire
S70 2EP

www.wilbys.net

Floor plans are for identification purposes only.
All measurements are approximate.

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