

**COMMERCIAL**

**RESIDENTIAL**

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**CHARTERED SURVEYORS**  
**THE COMPLETE PROPERTY**  
**CONSULTANCY**



**A superb detached three bedroom bungalow located in a prime residential area providing easy access to Barnsley Hospital and Junction 37 of the M1. Beautifully finished internally and standing in most attractive landscaped gardens it has lounge, dining area, luxury fitted kitchen, master bedroom with en suite shower room, fully tiled house bathroom and attached garage.**

**48 Wharfedale Road Barnsley**  
**£265,000**

- **Detached bungalow**
- **Prime residential area**
- **Three bedrooms**
- **Lounge and dining room**
- **Fitted kitchen**
- **En suite shower room**
- **Attached garage**
- **Superb gardens**

## GENERAL DESCRIPTION

Extensively improved and immaculately maintained detached bungalow located in a prime residential area providing easy access to Barnsley General Hospital, Barnsley town centre and Junction 37 of the M1. Standing in large, beautifully landscaped gardens it has an L-shaped entrance hall, tiled cloakroom, master bedroom with a full range of fitted units and a superb "added" en suite shower room. There are two further bedrooms one of which again is fully fitted, both overlooking the rear garden. Ample storage facilities and a good sized front facing lounge with ornamental fireplace. Separate dining area and fully fitted kitchen with excellent quality appliances. Attached garage with electric door, tiled floor and plumbing for washing machine. All the gardens have been delightfully landscaped and are reasonably low maintenance with trees and shrubs growing out of the limestone chipping covered open areas. Magnificent water feature to the rear garden together with patio designed to take full benefit of the afternoon sun. Windows are double glazed and the property has gas fired central heating.

## ENTRANCE

Arched entrance porch leading to uPVC door with twin double glazed side panels opening into

## RECEPTION HALL

With moulded cove finish to the ceiling, hinged roof access hatch and doors to

## CLOAKROOM

Fully tiled in attractive modern ceramics and fitted with a suite comprising close coupled wc with top flush and pedestal wash hand basin with chrome mixer. Radiator with small display shelf over. Fitted roller blind to window.

## MASTER BEDROOM

*3.85M X 3.38M (12'8" X 11'1")*

The first dimension is taken to the front of the superb full width full height range of fitted wardrobes which include two double bevelled glass fronted doors and central four drawer chest with space for small tv. The matching dressing table and bed side chest of drawers are included together with the bed head. Side facing double glazed window with leaded finish and central heating radiator located below.



## EN SUITE SHOWER ROOM

This is an extension to the property having been taken from the rear of the double garage and is now finished in co-ordinated full height tiling incorporating wall mounted mirrors, tiled shelf over the double panelled central heating radiator and corner shower cubicle with chrome mixer. Pedestal wash hand basin with chrome mixer and lighting over, close coupled wc.





## HOUSE BATHROOM

Again fully tiled in co-ordinated ceramics and fitted with a suite in white comprising close coupled wc with top flush, pedestal wash hand basin with chrome mixer and panelled bath with shower mixer tap and folding side screen. Single panel central heating radiator, wall mounted arched mirror with glass shelf and twin lights over. Side facing double glazed window with obscure glass and leaded finish.



## BEDROOM TWO

*3.02M X 3.22M (9'11" X 10'7")*

Again these dimensions are taken to the front of the full width full height range of quality fitted furniture comprising two double wardrobes with mirror fronts and central four drawer chest with space for concealed tv and storage shelves over. The matching dressing table and two bedside cabinets are included. Single panel central heating radiator and double glazed window overlooking the rear garden.



## BEDROOM THREE

*2.18M X 2.71M (7'2" X 8'11")*

This room has been used as an office and has a rear facing double glazed window with leaded finish and radiator located below. Cove finish to the ceiling. Cylinder cupboard.



## DOUBLE BUILT IN CUPBOARD

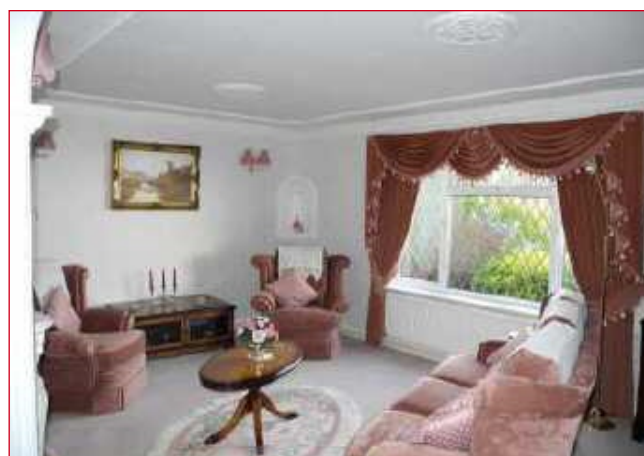
With linen storage facilities and hanging rail.

## CYLINDER CUPBOARD

## LOUNGE

*5.31M X 3.65M (17'5" X 12'0")*

Front facing double glazed window with leaded finish, double panelled central heating radiator located below, deep moulded cove finish to the ceiling. Six wall light points, ornate fire surround with white marble insert and hearth. Mahogany effect radiator screen. Corner display niche with concealed lighting.



## DINING AREA

*2.89M X 2.72M (9'6" X 8'11")*

Approached via a columned arch and having coving to match the lounge. Leaded double glazed uPVC French door opening to the back garden with twin matching side panels. Radiator set behind ornate screen.



## KITCHEN

*3.3M X 2.69M (10'10" X 8'10")*

Refitted around ten years ago and finished with a most attractive quality range of mid-oak fronted units with antique style handles comprising base cupboards and drawers fitted to three walls. Built in Bosch appliances including dishwasher, double oven and fridge and freezer. Built in Panasonic microwave. Range of high level storage cupboards with pelmets, coving and concealed lighting. Full height ceramic tiling to the remainder of the walls. Ample work surfaces with inset four-ring gas hob. TV connected to the CCTV system. Rear facing double glazed window and matching door to back garden.



## ATTACHED GARAGE

*4.69m x 4.91m (15'5" x 16'1")*

These dimensions are maximum ones as an area to the back right hand corner of the garage has been sectioned off to form the En Suite shower room located off the Master bedroom. The garage has an electrically operated up and down door, plumbing for automatic washing machine and a tiled floor. Ample power points. Front facing window.

## OUTSIDE

A significant feature to the property are the delightful landscaped gardens. The bungalow is set well back from Wharfedale Road and has a cobbled effect wide driveway leading to the garage and front door. The garden areas have been laid out for low maintenance with lime stone chippings and numerous well manicured trees and shrubs. At the rear, there is an excellent sized garden again beautifully landscaped with numerous mature trees and shrubs. Paved patio areas designed to take maximum benefit of the afternoon sun. Attractive water feature.



## CONSTRUCTION

The property is built with principally brick walls and an artificial stone front elevation around the front door and lounge windows. The roof is pitched and covered in interlocking tiles. Window frames and external doors are in uPVC mostly with leaded effect finish.

## SERVICES

Mains gas, water and electricity are connected. A system of gas fired central heating is installed run from the boiler located within the roof space. None of these services have been tested by the Selling Agents and we therefore advise you to have your own engineer, plumber or electrician carry out checks on your behalf. Note: Measurements are generally taken by electronic instruments and are only intended as a

guide. We therefore advise that you take your own measurements where accuracy is a requirement.

### HM Revenue & Customs

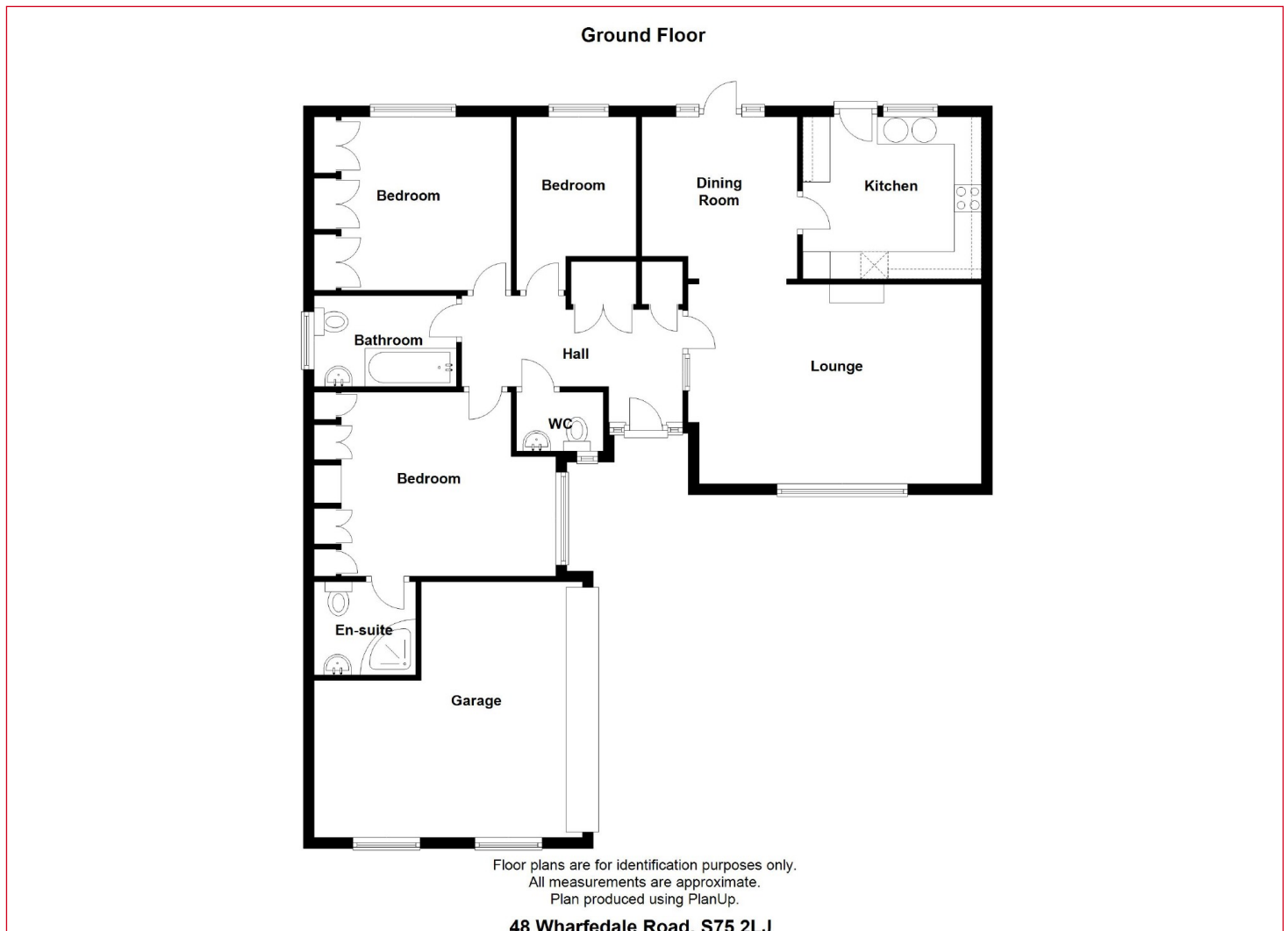
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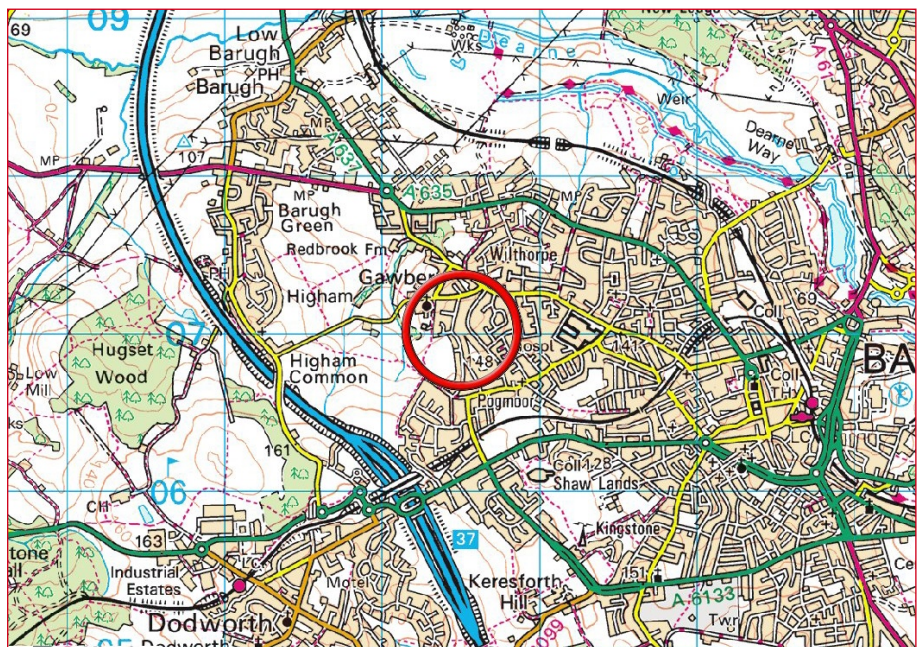
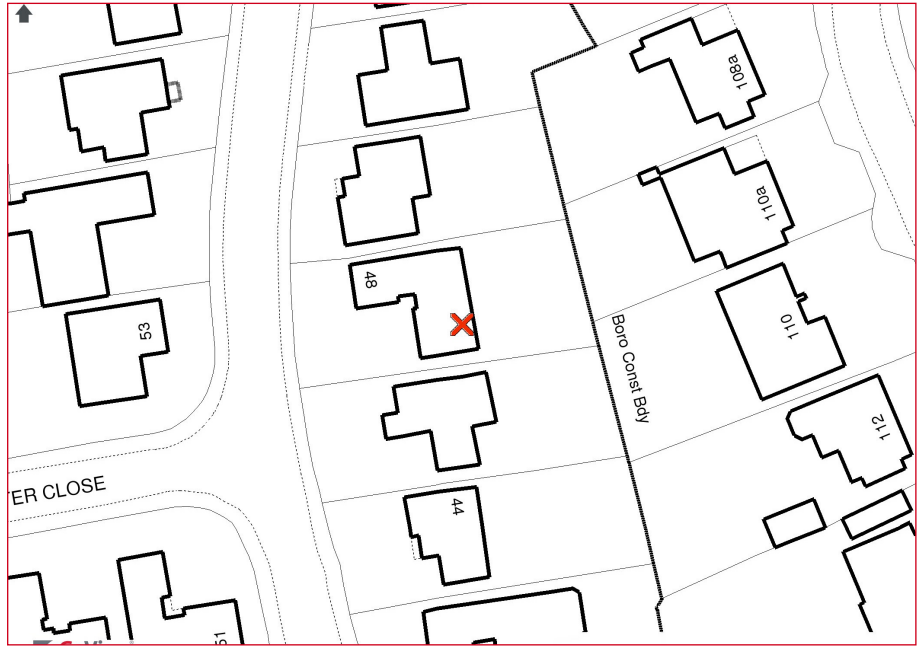
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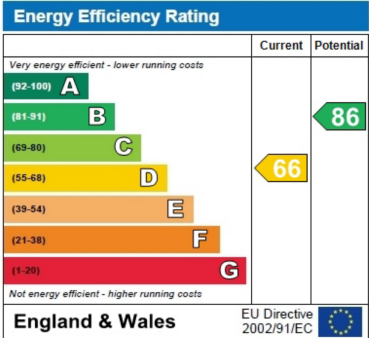
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