

Simon Blyth
ESTATE AGENTS



BLEAK HOUSE, WINDERMERE ROAD, BARNSELY, S71 1EG



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PROPERTY DESCRIPTION

THIS GRAND VICTORIAN STONE HOME WAS A FORMER PIT MANAGER'S HOME AND HAS BEEN IN THE FAMILY FOR SEVERAL GENERATIONS. RETAINING MANY OF ITS ORIGINAL FEATURES, "BLEAK HOUSE" IS SUITABLE FOR SOMEONE LOOKING FOR SPACE AS IT HAS GENEROUS SIZED RECEPTION ROOMS, OUTDOOR SPACE AND OFF STREET PARKING. WITHIN WALKING DISTANCE TO TOWN AND ACCESS TO COMMUTER LINKS, THIS SIX BEDROOM PROPERTY IS SUITABLE FOR A VARIETY OF BUYERS.

The accommodation briefly comprises of entrance hall, lounge, dining room, kitchen diner and cellar access. To the first floor, there are 4 bedrooms and a bathroom. To the second floor, there are a further two bedrooms and a bathroom. Externally there is a lawn, patio area and off street parking.

Offers Around £350,000

GROUND FLOOR

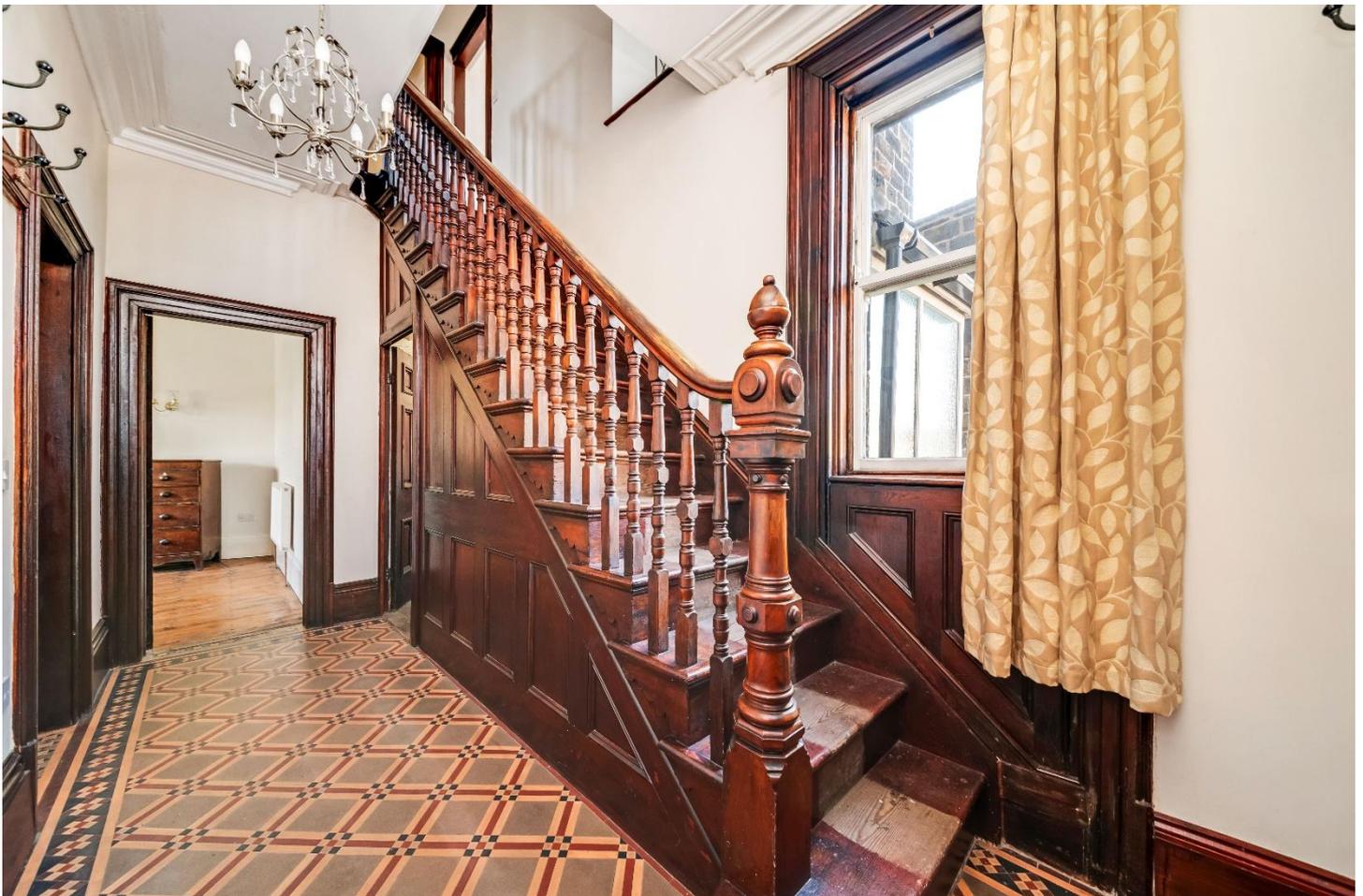
ENTRANCE HALLWAY

Entrance is gained via a wooden door into the entrance hallway with a ceiling light, tiled floor, central heating radiator, wooden framed sash window and staircase rises to first floor. From here we gain access to the following rooms

LOUNGE

Measurements – 14'10" x 14'10" (4.52m x 4.52m)

A spacious reception room with the main focal point of the room being a cast iron fire fireplace with tiles and wooden mantle. There is a ceiling light with ceiling rose, coving to the ceiling, wooden floor, two central heating radiators and three wooden framed sash windows.





DINING ROOM

Measurements – 18'8" x 15'4" max (5.69m x 4.67m max)

A generous sized dining room with coving to the ceiling, ceiling light with ceiling rose, cast iron fireplace with tiled surround and stone hearth, wooden flooring, two central heating radiators and three wooden framed sash windows



SIDE PORCH

The side porch provides access to the dining kitchen and has a slate roof, stone floor and double glazing.

DINING KITCHEN

Measurements – 24'4" x 13'6" max (7.42m x 4.11m max)

A large spacious dining kitchen divided into two areas. The kitchen itself has a range of wall and base units in a shaker style with wood effect laminate worktops over with matching upstands. There is an Integrated electric oven with five ring burner with stainless steel chimney style extractor fan over and one and half bowl stainless steel sink with chrome mixer tap over. The room has two ceiling lights, Velux skylight, central heating radiator, slate effect laminate flooring and obscure uPVC double glazed window.

The dining section has an island seating bar with shaker style base units and wood effect laminate worktop. The room has the original butler cupboards, central heating radiator, feature fireplace with flame effect electric fire, wooden framed sash window, wall light, wooden door leading to the side of the property and access to the cellar.





FIRST FLOOR

FIRST FLOOR LANDING

From the entrance hall a staircase rises and turns to first floor with spindle balustrade, wooden flooring, ceiling light and central heating radiator. This landing has a built in cupboard. From this landing we gain access to the following rooms

BEDROOM ONE

Measurements – 18'4" x 15'0" max (5.59m x 4.57m max)

A spacious double bedroom with ceiling light, coving to the ceiling, built in cupboard, two central heating radiators, wooden floor, wooden framed sash windows and the focal point of the room being a cast iron fireplace with slate surround and stone hearth.



BEDROOM TWO

Measurements – 15'9" x 15'3" max (4.81m x 4.65m max)

A further double bedroom with coving to the ceiling, ceiling light, wooden floor, two central heating radiators, built in cupboard, wooden framed sash windows and a cast iron fireplace with slate surround and stone hearth.



BEDROOM FIVE

Measurements – 11'2" x 8'9" max (3.40m x 2.67m max)

The room has coving to the ceiling, ceiling light, wooden flooring, central heating radiator and wooden framed sash windows to two elevations.

BEDROOM SIX

Measurements – 7'4" x 6'3" max (2.24m x 1.91m max)

Currently being utilised as a study but could accommodate bedroom furniture. The room has coving to the ceiling, ceiling light, central heating radiator and wooden framed sash window.



BATHROOM

Comprising of a three-piece suite in the form of; low flush W.C, pedestal hand basin with chrome taps over, and bath with handheld shower attachment. There is part tiling to walls, shaver socket, inset spotlights, extractor fan, central heating radiator and obscured glazed window.

SECOND FLOOR

From the first floor landing a curved staircase rises to the second floor landing with ceiling light, central heating radiator, skylight, wooden floor and exposed beams. From here we gain access to the following rooms.

BEDROOM THREE

Measurements – 14'8" x 13'1" max (4.47m x 3.99m max)

A further double bedroom with ceiling light, wooden floor, central heating radiator access to loft via a hatch and wooden framed sash window

BEDROOM FOUR

Measurements – 15'3" x 13'1" max (4.65m x 3.99m max)

A spacious room with ceiling light, wooden floor, access to loft via a hatch central heating radiator and Velux window.



BATHROOM

Comprising of a four-piece suite in the form of; close coupled W.C, pedestal basin with mixer taps over, shower cubicle with Triton electric shower within and a roll top bath with handheld shower attachment and chrome mixer taps over. The room has a ceiling light, central heating radiator, part tiling to walls, shaver socket, extractor fan, exposed beams and Velux skylight.



OUTSIDE

GARDEN

Accessed off Windermere Road through a pedestrian gate. To the front of the property there is a small yard area. To the side elevation there is a large lawned garden with well stocked borders, plentiful off-road parking and patio



ADDITIONAL INFORMATION

EPC rating - E

Property tenure – Freehold

Local authority - Barnsley Council

Council tax band – C

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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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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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience

in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

PROPERTY VIEWING NOTES



MAIN CONTACTS

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