

Simon Blyth
ESTATE AGENTS



Chapel Street, Shafton, Barnsley, S72 8NS



CHAPEL 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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PROPERTY DESCRIPTION

THIS APPROXIMATELY 300 YEAR OLD CHARACTER COTTAGE IS FULL OF CHARM, FROM THE WOODEN BEAMS TO THE STONE FIREPLACES. ORIGINALLY TWO PROPERTIES, THIS HAS BEEN LOVINGLY CONVERTED TO ONE LARGER PROPERTY ABOUT 30 YEARS AGO. THERE ARE FOUR BEDROOMS ON THE FIRST FLOOR AND A LARGE ATTIC ROOM / OCCASIONAL BEDROOM, CURRENTLY BEING USED AS A BEDROOM, ON THE SECOND FLOOR.

The property compromises of, to the ground floor : Living room, kitchen, dining room and utility room. To the first floor : four bedrooms and bathroom. To the second floor : a large attic room / living space, currently being used as a bedroom.

Offers in Region of £325,000

ENTRANCE

Entrance gained via uPVC double glazed composite door with matching glazed side panels into the entrance hall with two ceiling lights, central heating radiator, under stairs storage cupboard and staircase rising to first floor. From here we gain entrance to the following rooms.

DINING ROOM

Measurements – 15'2" x 14'7"

A spacious dining room with ample room for dining furniture. The room has two ceiling lights, exposed beams, central heating radiator, staircase rising to first floor, wooden double-glazed window and the main focal point of the room being a multi-fuel burning stove sat in the original chimney breast.



KITCHEN

Measurements – 22'0" x 12'10"

Split over two levels, the upper section of the kitchen itself has a range of wall and base units in a oak shaker style with laminate worktops over and tiled splashbacks. Integrated appliances in the form of; integrated Zanussi microwave, integrated Zanussi double oven with five ring burner gas hob and extractor fan over. There is a ceiling light, central heating radiator and uPVC double glazed French style doors leading to the rear of the property. To the lower section of the property is further wall and base units in an oak shaker style with laminate worktops overs and tiled splash backs and Belfast style sink with brass mixer tap over. The room has two ceiling lights, inset ceiling spotlights, exposed beams and wooden window to the side of the property.



ENTRANCE HALLWAY

This is accessed from the kitchen and comprises of a wooden stable door, inset ceiling spotlights and access to the following rooms.

LIVING ROOM

Measurements – 15'2" x 14'7"

A spacious room with exposed beams to the ceiling, original stone feature wall, four wall mounted lights, wooden double-glazed windows overlooking the front of the property. The main focal point of the room is the original chimney breast with a multi-fuel stove inset.



UTILITY

Measurements 8'0" x 5'0"

Accessed from the rear entrance hall, the utility comprises of a selection of base units, with wooden worktop over, plumbing for a free-standing washing machine, inset ceiling spotlights, Victorian style central heating radiator with towel warmer and wooden double-glazed windows to the rear of the property.



FIRST FLOOR LANDING

From the dining room a staircase rises to the first-floor landing with two ceiling lights, two wall mounted lights, central heating radiator, wooden double-glazed window, staircase rising to attic room and access to the following rooms.

BEDROOM ONE

Measurements – 15'3" x 8'8"

A spacious room with exposed beams to the ceiling, original stone feature wall, four wall mounted lights, wooden double-glazed windows overlooking the front of the property. The main focal point of the room is the original chimney breast with a multi-fuel stove inset.



BEDROOM TWO

Measurements – 12'6" x 6'6"

With ceiling light, central heating radiator, built in cupboards, and wooden double-glazed window looking over the rear of the property.



BEDROOM THREE

Measurements – 13'5" x 6'4"

Currently used as an office, a further spacious bedroom with ceiling light, wood panelling, central heating radiator and wooden double-glazed window to the rear.



BEDROOM FOUR

Measurements – 12'2" x 6'7"

With ceiling light, built in LED lighting down one of the walls, built in wardrobes, central heating radiator and wooden double-glazed windows towards the front of the property.



BATHROOM

Comprising of a four-piece suite in the form of; high flush W.C, pedestal basin with chrome taps over with tiled splashback, shower enclosure with Triton electric shower within and free-standing roll top bath with chrome mixer tap over and shower attachment. The room has a ceiling light, inset ceiling spotlights, tiled floor, central heating radiator and obscure uPVC double glazed window.

ATTIC

Measurements – 30'9" x 15'4"

Further spacious room with ceiling light, central heating radiator, built in wardrobes and uPVC double glazed window with plantation shutters.



OUTSIDE

To the front of the home is off street parking for two vehicles and lawned garden space with mature borders. To the rear of the property there is a paved seating area, lawned garden and a further patio area with stone paving slabs.







ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Barnsley Council

Council tax band – B

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 16:30

Sunday - 11:00 to 16:00



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