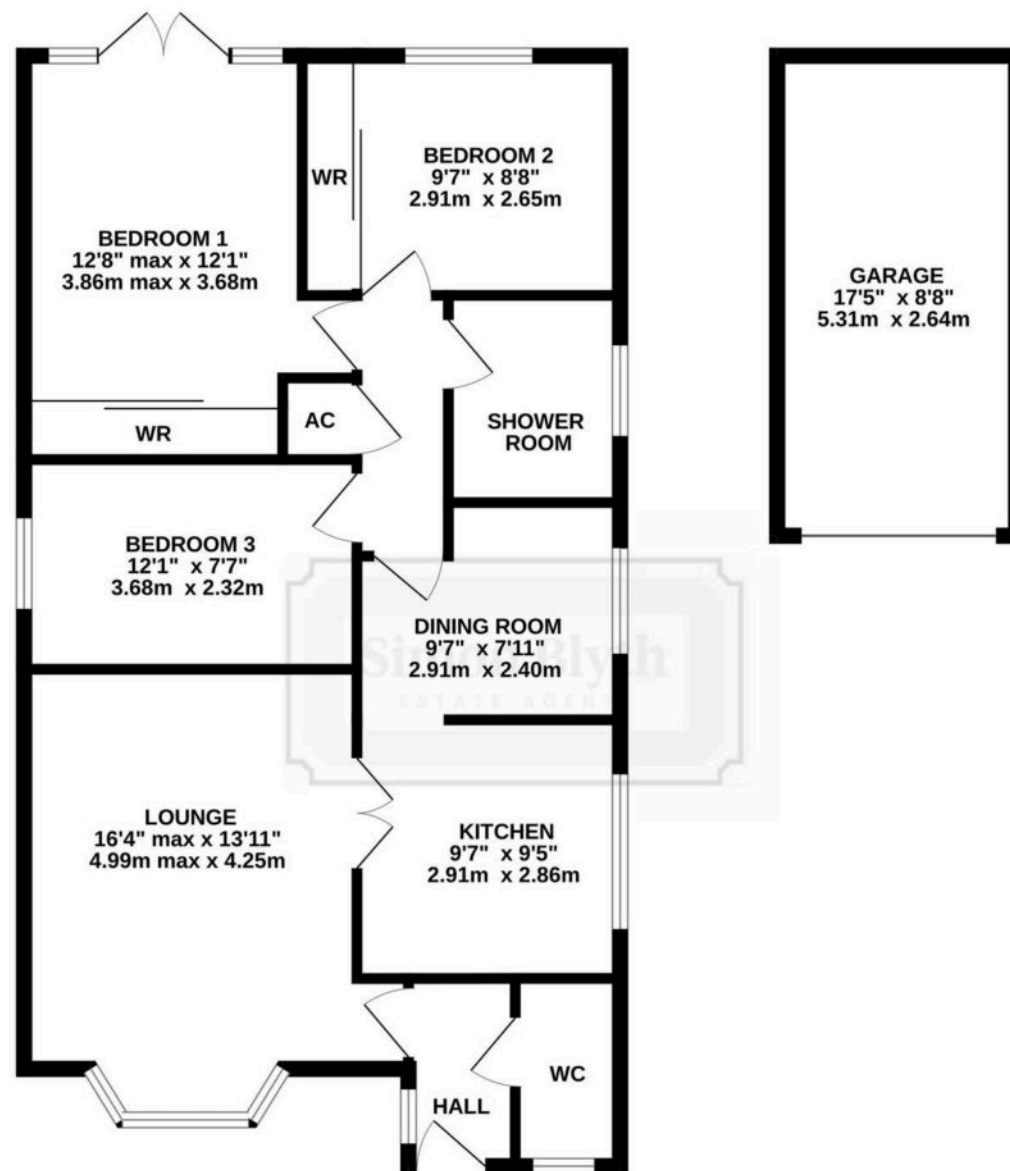




**Velvet Wood Close, Barnsley**  
Barnsley

Offers in Region of **£350,000**



VELVET WOOD CLOSE

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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## Velvet Wood Close

Barnsley, Barnsley

LOCATED ON A QUIET ESTATE, THIS THREE BEDROOM BUNGALOW IS A MUST SEE PROPERTY. THIS WELL-PRESENTED PROPERTY COMES WITH PLENTY OF INSIDE AND OUTSIDE SPACE. WITH A LOW MAINTENANCE GARDEN TO THE FRONT AND A VARIETY OF PATIOS AND GARDENS TO THE REAR, THIS HOME IS CLOSE TO AMENITIES, SCHOOLING AND COMMUTER LINKS. In summary this property consists of three, two bathrooms, living room, kitchen and separate dining room.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- DETACHED TRUE BUNGALOW
- THREE BEDROOMS
- IMPRESSIVE GARDEN
- LARGE DRIVEWAY
- GARAGE
- WELL PRESENTED
- VERY POPULAR CUL DE SAC
- MUST BE VIEWED





### ENTRANCE HALL

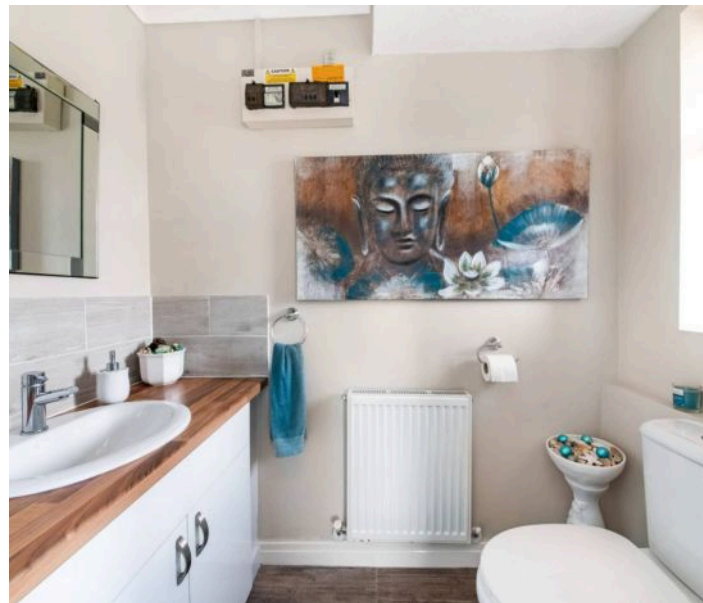
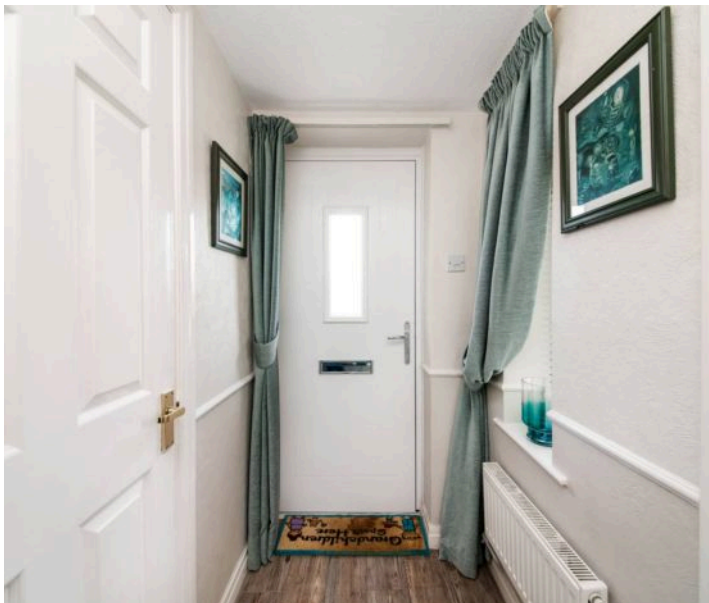
Entrance gained via white composite door with insert opaque glass panel into the entrance hall. The entrance hall has a ceiling light, central heating radiator and access to the following rooms.

### DOWNSTAIRS W.C

Comprising of a two piece suite in the form of; close coupled W.C, and hand basin sat within vanity unit with chrome mixer tap over with tiled splash back. There is a ceiling light, central heating radiator, wood effect laminate flooring and obscure glazed uPVC window.

### LIVING ROOM

A spacious front facing reception room with ceiling light, two wall mounted lights, dado rail, central heating radiator and uPVC double glazed bay window to front. The main focal point of the room being an electric fire with marble back, marble hearth with wooden surround and mantel.





### KITCHEN

The kitchen itself has a range of wall and base units in a white shaker style with brass handles and wood effect laminate worktops over with tiled splashbacks. There is a one and half bowl stainless steel sink with chrome mixer tap over, electric oven with electric four ring burner, built in fridge, plumbing for a washing machine, strip ceiling light, tiled floor and uPVC double glazed window to rear.

### DINING ROOM

Having a continuation of the tiled floor the dining room has a ceiling light, central heating radiator and uPVC double glazed window to rear.

### INNER HALL

From the dining area a inner hall leads through to the following rooms.

### BEDROOM ONE

A versatile space currently being used as a snug this spacious double bedroom has a ceiling light, built in wardrobes, coal effect electric fire, central heating radiator and uPVC double glazed patio doors leading to the rear of the property.







## **BEDROOM TWO**

A further double bedroom with ceiling light, central heating radiator, built in wardrobes and uPVC double glazed window.

## **BEDROOM THREE**

A further well sized bedroom with ceiling light, central heating radiator and uPVC double glazed window.

## **SHOWER ROOM**

Comprising of a three-piece white suite in the form of; close coupled W.C, pedestal basin with chrome taps over, and a double walk-in shower with a waterfall effect shower head and separate handheld attachment with glazed shower screen. There is full tiling to walls and floor, ceiling light, extractor fan, chrome towel rail / radiator and obscure uPVC double glazed window.





## GARDEN

To the front is garden which is a mixture of lawned and graveled flower beds. To the side of the home a driveway providing off street parking for several vehicles leading to single garage. The garage has a up and over door and is ideal for storage or further off-street parking. The rear garden is a mixture of several different areas, immediately behind the home is a raised flagged patio seating area. To the lower section is further paved area and to the side is another paved area with slate chippings and stepping stones. Beyond the patio areas, you have a lawned area with further seating area. The garden is full enclosed with perimeter walling, hedging and a variety of mature shrubs and plants throughout.









## ADDITIONAL INFORMATION

The EPC Rating is C-69 and we are informed by the vendor that the property is Freehold.

## TAX BAND

D

## VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730.

## 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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## FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## 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

## 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 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm





## Simon Blyth Estate Agents

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