



The Coach House, Green Road, Dodworth
Barnsley

In Excess of **£500,000**



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Green Road

Dodworth, Barnsley

ONCE THE FORMER COACH HOUSE TO DODWORTH GRANGE, THE PROPERTY DATES BACK TO THE MID 1800'S WHICH CAN BE SEEN WITH THE PROPERTIES UNIQUE PERIOD FEATURES INCLUDING EXPOSED BEAMS THROUGHOUT. THIS CONVERTED PERIOD SEMI-DETACHED HOME IN A SEMI RURAL AREA, IS A MUST-SEE PROPERTY FOR SOMEONE WHO IS WANTING COUNTRY LIVING YET WITHIN EASE OF LOCAL AMENITIES AND TRANSPORT LINKS. The property briefly comprises to the ground floor: entrance hall, downstairs WC, spacious lounge/ diner, and kitchen. To the first floor: there are four bedrooms, including en suite to master and family bathroom. Externally the property has a double garage, lawned spaces, off street parking and a summer house.

Council Tax band: F

Tenure: Freehold

- SEMI DETACHED CHARACTER PROPERTY
- THREE / FOUR BEDROOMS
- DOUBLE GARAGE
- EXPOSED BEAMS
- VERY WELL PRESENTED
- POPULAR AREA
- LIVING / DINING AREA



ENTRANCE

Entrance gained via a composite double glazed door with opaque inserts into dining room.

DOWNSTAIRS W.C

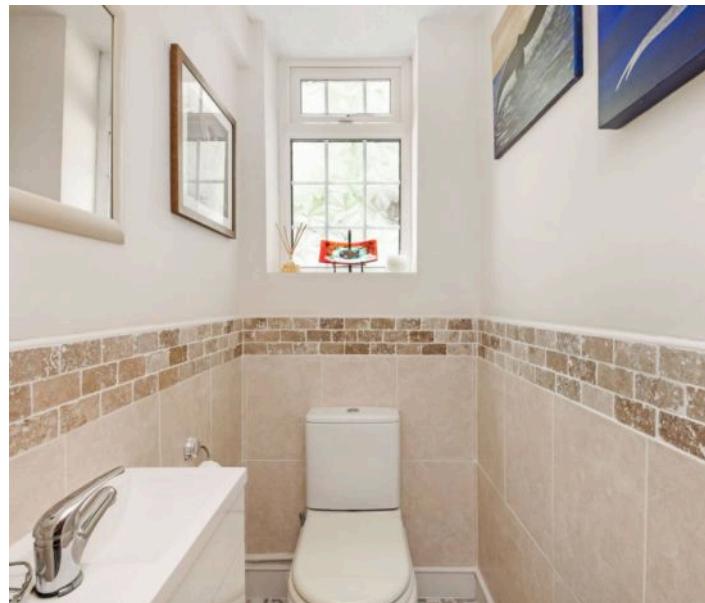
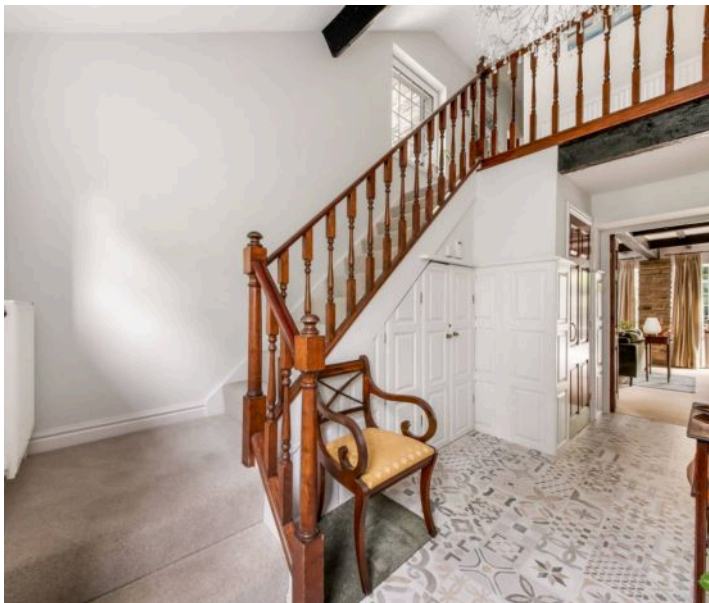
Comprising of a two-piece white suite in the form of; close coupled W.C and basin sat within vanity unit with chrome mixer tap over. The room has a ceiling light, part tiling to walls and obscure uPVC double glazed window.

LIVING ROOM

A well-proportioned spacious room separated into two reception areas. The living area has a main focal point of a stone fireplace with stone hearth and wooden mantelpiece, exposed wooden beams, exposed brick work, two central heating radiators, ceiling light, four wall lights, two banks of uPVC double glazed windows and twin French doors in uPVC leading to the rear of the property.

DINING AREA

Having ample room for a dining table and chairs with two further central heating radiators, uPVC double glazed window with window seat beneath and a hatch opening to the kitchen.



KITCHEN

The kitchen itself has a range of wall and base units in a shaker style with wine rack and contrasting wood effect laminate worktops over and tiled splashbacks. Integrated appliances in the form of; integrated fridge / freezer, integrated electric oven, integrated grill, integrated dishwasher, integrated four ring induction hob with extractor fan over and one and a half bowl sink with chrome mixer tap over. There is a ceiling light, central heating radiator, wood effect laminate flooring and two banks of uPVC double glazed windows.

FIRST FLOOR LANDING

From the entrance hall a staircase rises and turns to the first-floor landing with spindle balustrade, ceiling light, central heating radiator, access to loft via hatch and uPVC double glazed window. From here we gain access to the following rooms.

BEDROOM ONE

A spacious bedroom with ceiling light, exposed beams, central heating radiator, built in wardrobes and a uPVC double glazed window overlooking the rear garden. A door opens through to the en suite.





EN SUITE

Comprising of a three-piece suite in the form of; close coupled W.C, pedestal basin with chrome taps over and shower enclosure with electric shower within. The room has full tiling to walls and floor, exposed beam, inset ceiling spotlights and chrome towel rail / radiator.

BEDROOM TWO

A further double bedroom with ceiling light, exposed beam, central heating radiator, and uPVC double glazed window to rear.

BEDROOM THREE

A further well sized room with ceiling light, built in storage cupboard, central heating radiator and uPVC double glazed window.

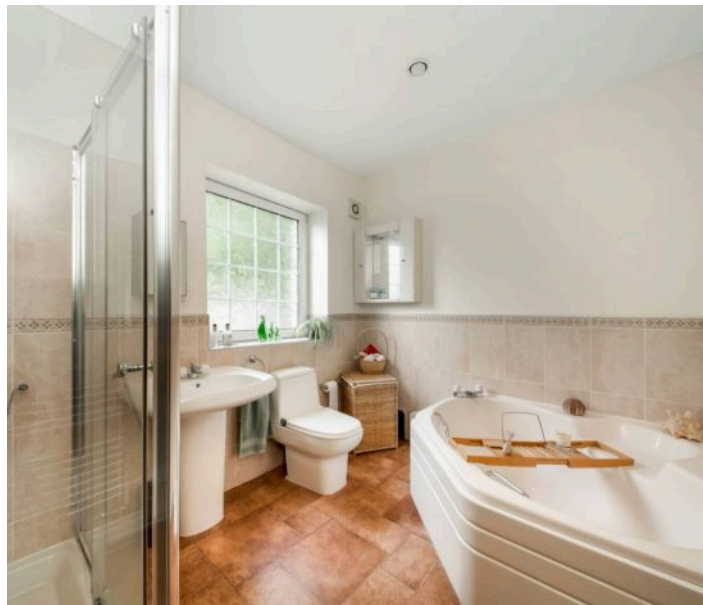


STUDY / BEDROOM FOUR

Currently utilised as a study but could be used as an additional bedroom the room has a ceiling light, laminate flooring, Velux sky light, central heating radiator and access to eaves storage.

FAMILY BATHROOM

Comprising of a four-piece suite in the form of; close coupled W.C, pedestal basin with chrome taps over, shower enclosure with Triton electric shower with separate handheld attachment and corner bath with chrome mixer taps over. The room has part tiling to walls, tiled floor, extractor fan, chrome towel rail / radiator and obscure uPVC double glazed window.



GARDEN

Accessed from Green Road via its own private road. Wooden gates open onto a Yorkshire Stone cobbled driveway with parking for at least four cars with stone walling and a selection of shrubs and trees. Continuing down the drive a Yorkshire stone ramp with metal handrail to both sides lead to the front of the property, the Yorkshire stone continues round the side of the property and to the rear. Directly behind the home is a raised patio area providing ideal seating for al fresco dining. Beyond the patio area is a lawned area with established borders, containing a selection of mature bushes, shrubs and trees. At the rear of the garden is a summer house, which has white uPVC windows and door, which has a view back towards the house and gardens.

Garage

A double garage with an electric up and over door and is also accessed via a single door to the rear. The garage has power and lighting, three windows, ideal for further off street parking or storage.







ADDITIONAL INFORMATION

The EPC Rating is D-58 and we are informed by the vendor that the property is Freehold.

TAX BAND

F

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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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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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



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