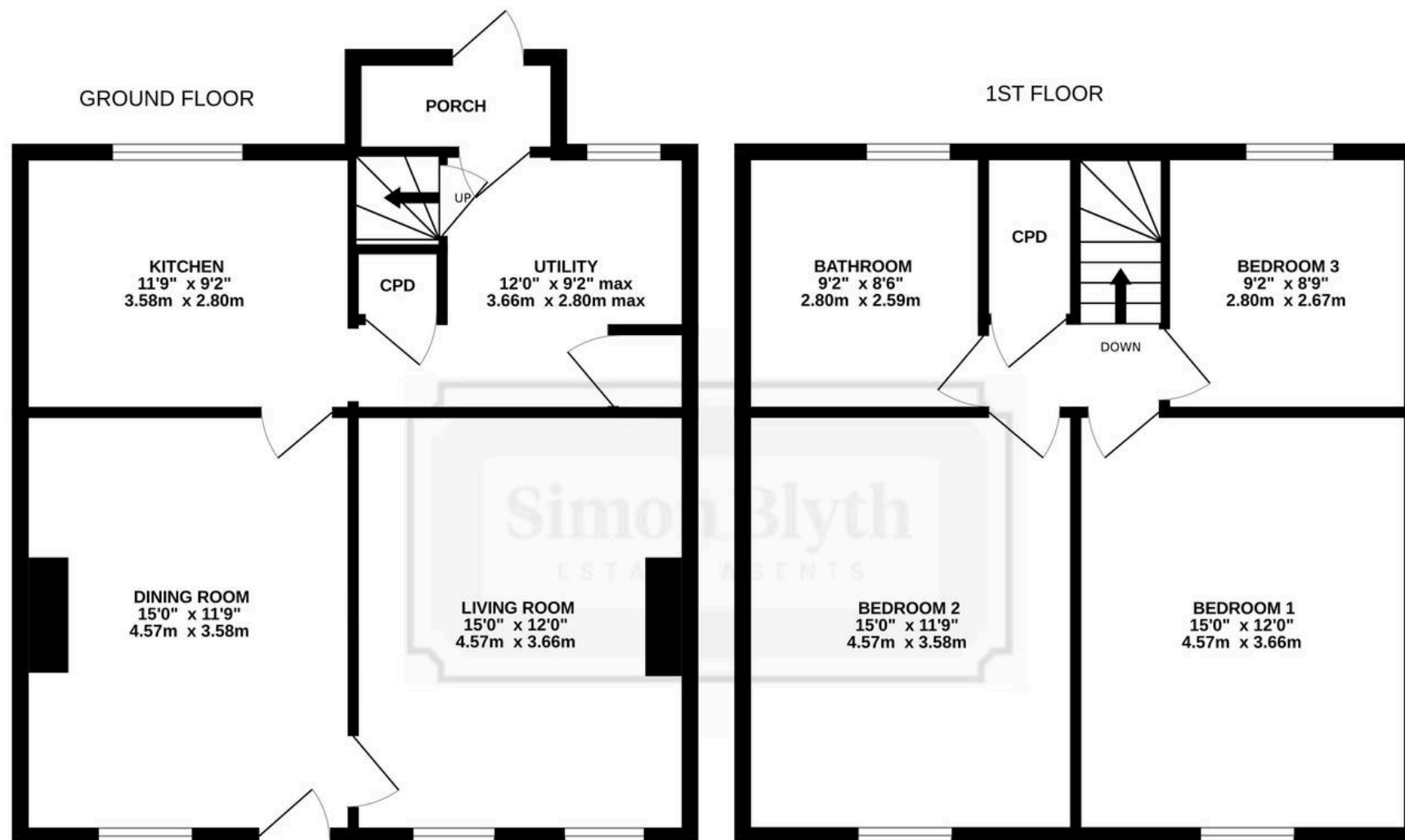




High Street, Dodworth
Barnsley

OFFERS AROUND **£220,000**



HIGH 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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High Street

Dodworth, Barnsley

THIS CHARMING AND CHARACTERFUL END TERRACE WHICH WAS ONCE TWO SEPARATE TERRACED PROPERTIES CONVERTED ONTO ONE DWELLING. A SPACIOUS AND A UNIQUE LAYOUT WITH GENEROUS PROPORTIONS THROUGHOUT. BOASTING THREE LARGE BEDROOMS AND TWO WELL-SIZED RECEPTION ROOMS, IT OFFERS AMPLE SPACE FOR BOTH FAMILY LIFE AND ENTERTAINING. IN THE HEART OF DODWORTH, THIS CHARACTER PROPERTY IS IDEAL FOR SOMEONE LOOKING FOR EASY ACCESS TO AMENITIES AND COMMUTING. The property briefly comprises of to the ground floor : living room, dining room, lounge and utility room. To the first floor: three large bedrooms and a family bathroom comprising of a four piece suite.

Council Tax band: B

Tenure: Freehold

- END TERRACE PROPERTY
- SPACIOUS
- WELL PRESENTED THROUGH OUT
- THREE WELL SIZED BEDROOMS
- PARKING TO SIDE OF PROPERTY
- LOUNGE
- DINING ROOM
- UTILITY



ENTRANCE

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

DINING ROOM

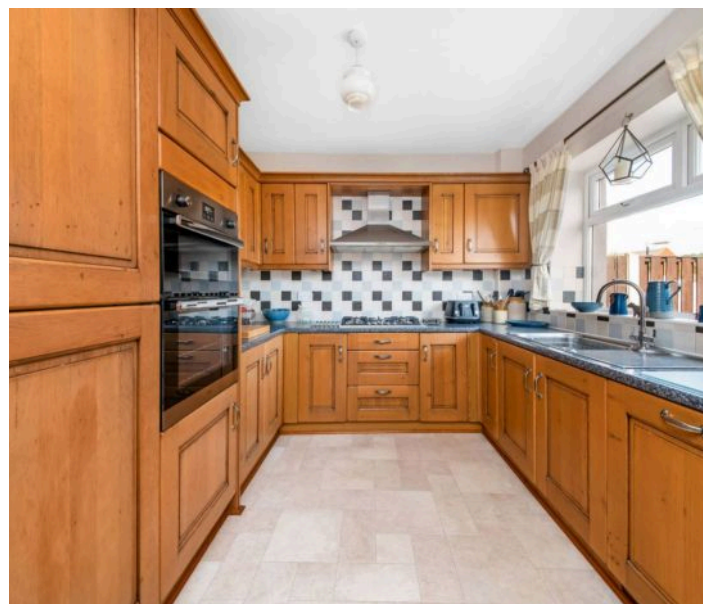
A spacious front facing reception room with the main focal point of the room being a brick fireplace with electric fire sat within. There is a ceiling light, central heating radiator and uPVC double glazed window. A wooden door leads through to the living room.

LIVING ROOM

A well-proportioned spacious room with the main focal point of the room being an electric fire place sat within marble hearth and wooden surround. The room has a ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed windows to front.

KITCHEN

Having a range of wall and base units in a oak shaker style with contrasting marble effect laminate worktops over and tiled splashbacks. Integrated appliances in the from of, integrated double oven, integrated five ring gas hob, with stainless steel chimney style extractor fan over, integrated dishwasher, integrated fridge freezer and one and half bowl stainless steel sink with chrome mixer tap over. The room has a ceiling light, central heating radiator, and uPVC double glazed window.



UTILITY ROOM

Accessed off the kitchen and has a range of wall and base units in an oak shaker style with contrasting marble effect laminate worktops over and tiled splash backs. There is plumbing for a washing machine and space for tumble dryer. The room has a ceiling light, central heating radiator, uPVC double glazed window, access to under stairs pantry and stairs leading to the first floor.

FIRST FLOOR

From the utility a staircase rises to the first-floor landing with ceiling light, access to storage cupboard and from here we gain access to the following rooms.

BEDROOM ONE

A spacious double bedroom with ceiling light, coving to the ceiling, dado rail, central heating radiator and uPVC double glazed window to front.

BEDROOM TWO

A further double bedroom with ceiling light, coving to the ceiling, dado rail, central heating radiator, and uPVC double glazed window to front.



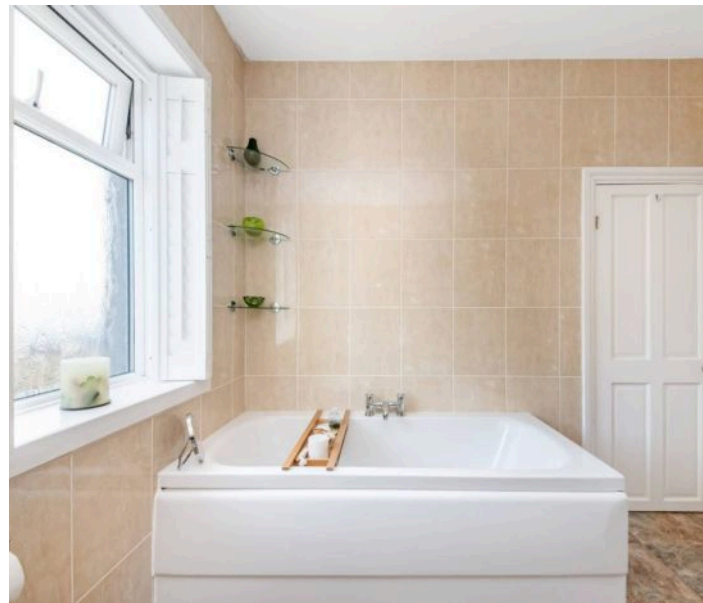


BEDROOM THREE

Having a ceiling light, coving to the ceiling, dado rail, central heating radiator, and uPVC double glazed window overlooking the rear garden.

BATHROOM

Comprising of a four-piece suite in the form of; close coupled W.C, pedestal basin with chrome taps over, shower enclosure with waterfall effect shower head over with separate handheld attachment, glazed shower screen and bath with chrome mixer taps over. The room has inset ceiling spotlights, full tiling to walls and floor, period style column radiator with chrome towel rail and opaque uPVC double glazed window.



GARDEN

To the front of the home, an iron gate opens onto a Yorkshire stone flagged path leading to the front door, dwarf perimeter walling and a lawned area with flower beds. To the rear of the home is a low maintenance garden with flagged patio and gravel flower beds. The garden is fully enclosed with perimeter fencing and has an outside tap



ADDITIONAL INFORMATION

EPC Rating is TBC and we are informed by the vendor that the property is Freehold.

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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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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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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