



HOUSE
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Apartments

RECEPTION
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BEDROOMS
2

EPC RATING
B

SINGLE
GARAGE

OUTSTANDING TOP FLOOR PENTHOUSE APARTMENT – BEAUTIFULLY PRESENTED AND IMPRESSIVELY PROPORTIONED THROUGHOUT – DISPLAYING UPGRADED, HIGH QUALITY DINING KITCHEN – INCLUDES HUGE 31’ APPROX LOFT – ONLY A SHORT WALK FROM THE TOWN CENTRE AND HOSPITAL – ELECTRIC GATED SECURE PARKING AND SINGLE GARAGE

DESCRIPTION Positioned on the top floor of this highly regarded purpose-built apartment complex, this stunning penthouse property enjoys a fine part-wooded outlook to the front towards Barnsley town centre. The complex enjoying high levels of privacy and seclusion, it also being extremely convenient for anyone wishing to access Barnsley town centre on a frequent basis. The property has been significantly improved during our client's ownership with high level of re-appointment to the dining kitchen, there is attractive decoration throughout, quality window shutters to the front elevation and access is also offered to an enormous loft, being approximately 31' in length. With gas heating, uPVC double glazing, secure parking and beautiful, professionally managed communal gardens, the

£195,000

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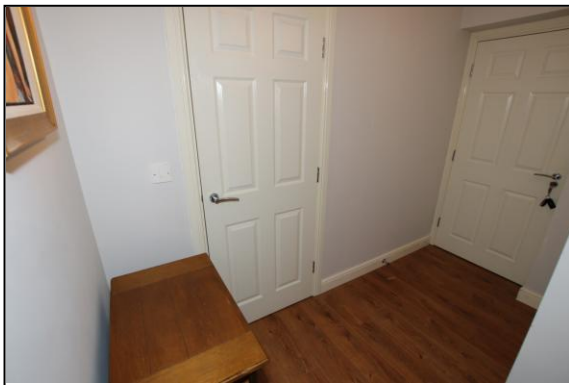
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Property Details



accommodation on offer extends to Communal Entrance with intercom-controlled entrance system, Staircase rising to first floor, Entrance Hall, spacious front-facing Lounge, re-appointed Dining Kitchen with extensive range of integrated appliances, Principal Bedroom with Ensuite Shower Room and a most spacious second Bedroom. There is a Bathroom with four-piece suite and access is provided from Bedroom Two via drop-down timber ladder to a 31' approx. loft.

GROUND FLOOR

COMMUNAL ENTRANCE An intercom controlled entrance system provides access to the building, a staircase then rises to the second floor.

SECOND FLOOR

ENTRANCE HALLWAY There is a wall-mounted entry system intercom phone, single panel radiator and oak effect laminate flooring. There is also a useful recessed cloaks/storage cupboard.



LOUNGE 19' 7" x 10' 11" (5.97m x 3.33m) This front-facing principal reception room enjoys a fine outlook over adjacent gardens, there is oak laminate flooring throughout, a TV aerial point, connection point for satellite TV, whilst the front-facing, double glazed Juliette balcony doors are set behind high quality window shutters.



DINING KITCHEN 17' 3" x 9' 7" (5.26m x 2.92m) Re-appointed to an excellent standard and displaying an extensive range of oak base and eye level units complemented by a very good expanse of Zenith Caldeira worktop surfaces with inset sink. There is Travertine floor tiling throughout, a double panel radiator, numerous ceiling downlighters and concealed lighting to the underside of the wall units. The sale will include the integrated Hotpoint double



oven four ring induction hob with extractor canopy over, dishwasher, washing machine, fridge and freezer. The Worcester gas fired central heating boiler is also contained in the kitchen, being concealed behind a cupboard adjacent to the sink.



BEDROOM ONE 16' 2" x 10' 4" (4.93m x 3.15m)
This front-facing principal double bedroom enjoys a fine outlook, there are fitted window shutters to the front-facing window and a single panel radiator.

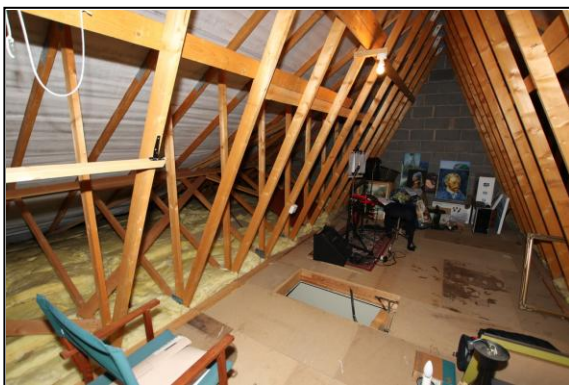




SHOWER ROOM 6' 1" x 5' 9" (1.85m x 1.75m)
Having half-height tiling to the walls and providing a three-piece suite in white comprising of a corner shower cubicle with thermostatic shower, pedestal wash hand basin and low flush WC. There are three ceiling downlighters, an extractor fan and a heated chrome towel rail.



BEDROOM TWO 16' 2" x 9' 0" (4.93m x 2.74m) A second bedroom of impressive proportions, once again having fitted window shutters to the front-facing window. There is a radiator, whilst a drop down timber ladder gives access to a huge loft area, being approximately 31'5" in length and benefitting from light and power supplies and also being partially boarded.



BATHROOM 9' 6" x 6' 8" (2.9m x 2.03m) Providing a four-piece suite in white comprising of a generous step-in shower cubicle with thermostatic shower, double ended bath, pedestal wash hand basin and low flush WC. There are ceiling downlighters, an extractor fan and a heated chrome towel rail.



OUTSIDE Electrically operated twin driveway gates open into a well proportioned car park to the front of the building, access is then provided to the right-hand side of Wellfield House to the garage block at the rear, the garage belonging to this property being the first in the row. The Wellfield House Scheme enjoys use of delightful, professionally managed, established gardens.

SERVICES All mains are laid to the property.

HEATING A gas fired heating system is installed.

DOUBLE GLAZING The property benefits from uPVC sealed unit double glazing.



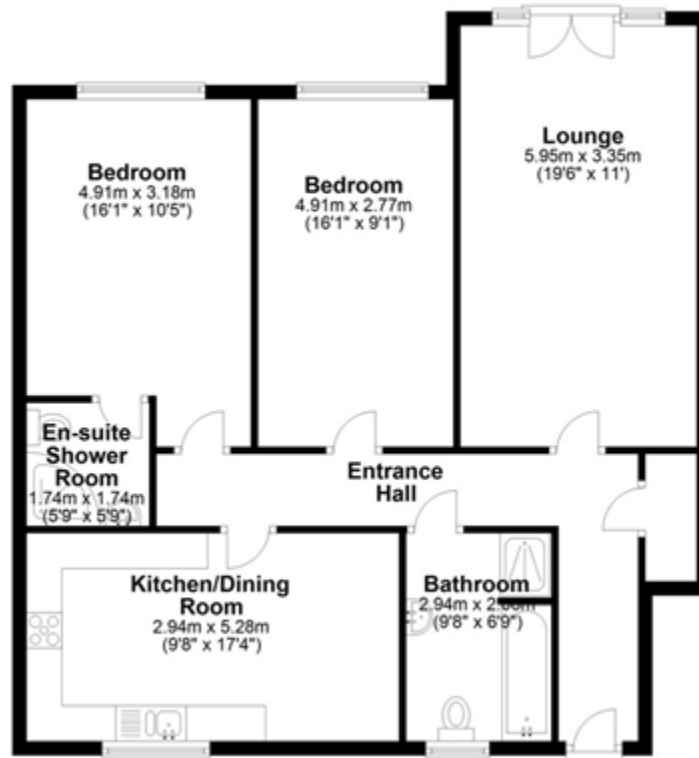
TENURE We understand the property to be Leasehold for a term of 200 years from 2006. There is an Owner/Occupier Management Committee in place which attends to matters such as block buildings insurance, sundry repairs, maintenance of the gardens and lighting and cleaning of common parts. We understand that the current approximate annual maintenance fee is approximately £500. We are also advised that no ground rent is payable.

DIRECTIONS From our Barnsley Church Street office proceed out of town via Church Street, turning immediately left on to Victoria Road, this in turn runs into Gawber Road. Just as the hill starts to rise (Jordan Hill) turn right on to Wellfield Road and the property will be found on the left-hand side.

IB/JL PROPERTY DETAILS PREPARED 02 AUGUST - BROCHURE NOT YET VERIFIED BY VENDOR.

Second Floor

Approx. 87.8 sq. metres (944.6 sq. feet)



Total area: approx. 168.0 sq. metres (1808.6 sq. feet)

For further information please contact our office on 01226 288 920, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at info@butcherez.co.uk

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