



<b>HOUSE STYLE</b> Stone & Brick Semi Detached
<b>RECEPTION ROOMS</b> 3
<b>BEDROOMS</b> 5
<b>EPC RATING</b> TBC
Well placed for daily commuting

**CHARACTERFUL FIVE BEDROOMED VICTORIAN SEMI-DETACHED – HIGHLY REGARDED AND CONVENIENT SETTING – PROVIDING WELL PROPORTIONED ACCOMMODATION SET OUT ON FOUR FLOORS – GENEROUS OFF-STREET PARKING PLUS SIZEABLE GARAGE/STUDIO – A COMFORTABLE WALK TO THE TOWN CENTRE – NO VENDOR CHAIN**

DESCRIPTION Enjoying an excellent setting in this highly regarded, established part of Barnsley and placed within a comfortable walk of the town centre, this mid-Victorian, mostly stone built semi-detached property provides impressively proportioned accommodation set out on four floors and furthermore retains many original character features. Occupied by the owners for almost forty years, it has proven to be a wonderful family home, now only offered to the market due to re-location. With gas heating, private enclosed rear gardens, generous off-street parking and a larger than average single garage/studio. The accommodation on offer extends to Entrance Hall, bay-windowed Lounge, Dining/Sitting Room, extended Breakfast Kitchen with Aga Range, versatile and professionally tanked Basement Home Office/Games Room, superb full-width Principal Bedroom, four further Bedrooms (five beds in total), House Bathroom and separate Shower Room.

**£335,000**



## Property Details



**GROUND FLOOR** This well-proportioned and most welcoming entrance to the property displays original coving to the ceiling and also Lincrusta panelling set beneath a dado rail.



**LOUNGE** 13' 0" x 15' 0" (Maximum in each direction)" (3.96m x 4.57m) The latter measurement of this Principal Reception Room is taken into the front-facing bay window which of course provides excellent levels of natural light to the room. The focal point is a pine fireplace surround with Victorian styled, tiled and cast inset, this having a solid fuel grate. There is original coving and a rose to the ceiling, a picture rail to the walls, two wall light points and a double panel radiator.



**DINING/SITTING ROOM** 12' 11" x 12' 0" (3.94m x 3.66m) With a window overlooking the rear garden, this room again has a pine fireplace surround, this having a tiled inset and containing a living coal gas fire. There is also a picture rail to the walls and a double panel radiator.



**BREAKFAST KITCHEN 16' 4" x 10' 1" (4.98m x 3.07m)** A particularly well-proportioned through Breakfast Kitchen with rear facing Georgian style doors giving access to the rear garden. There is a range of bespoke timber fronted units to base and eye level, a generous expanse of oak work surfaces which wrap around the Belfast sink with tiling to the splashback surrounds, further tiling to the floor. Set to a tiled chimney breast with granite surround is a gas fired Aga Range. There are ceiling downlighters, a radiator, ceiling hung airer and further pan hanger. There is a space for a free-standing fridge-freezer, concealed plumbing facilities for an automatic washing machine and the sale will include the integrated Bosch dishwasher.



From the Inner Hallway area, a staircase then falls to the Basement.



#### BASEMENT



**HOME OFFICE/GAMES ROOM 18' 0" x 11' 11" (Plus recess)" (5.49m x 3.63m)** A very spacious and extremely versatile space, having been professionally tanked some years ago and whilst originally used as a games room has more recently been used as a temporary bedroom and home office.

## FIRST FLOOR



**BEDROOM ONE** 17' 11" x 12' 3" (5.46m x 3.73m) A Principal Bedroom of wonderful proportions, two front facing windows providing excellent levels of natural light whilst the room also displays a charming, original cast iron fireplace to the chimney breast. The room is heated by a single panel radiator.



**BEDROOM TWO** 12' 10" x 11' 11" (3.91m x 3.63m) With rear facing window, radiator and picture rail to the walls.



**HOUSE BATHROOM 10' 2" x 7' 2" (3.1m x 2.18m)**  
Having wall tiling to approximately two-thirds height and further floor tiling with underfloor heating. There is a four-piece suite in white comprising of a Sanitan pedestal wash hand basin, bidet, low flush WC and enamelled bath, this also having a mixer tap/shower attachment. The room displays cornice to the ceiling and there is an airing cupboard which contains a lagged hot water cylinder. There is also a fitted mirror with integrated lighting and cast-iron effect radiator/towel rail.



**SEPARATE SHOWER ROOM 6' 5" x 5' 11 (Maximum into cubicle)" (1.96m x 1.8m)** Once again having two-thirds height tiling to the walls, underfloor heating to the tiled floor and providing a low flush WC and shower cubicle with thermostatic shower.



**LANDING** The first-floor landing then gives access, via a further staircase, to the second floor.



## SECOND FLOOR

**LANDING** Having a Velux skylight window providing good levels of natural light. To the inner landing area there is a full-height built-in shelved storage cupboard and access is in turn provided to the remaining accommodation.



**BEDROOM THREE** 12' 0" x 9' 7" (3.66m x 2.92m)  
With side facing window, single panel radiator and further point of eaves access.



**BEDROOM FOUR** 12' 2" x 8' 1" (3.71m x 2.46m)  
With reducing headroom into the eaves and a side facing window, the room is heated by a single panel radiator.



**BEDROOM FIVE** 8' 10" x 9' 1" (2.69m x 2.77m) The latter measurement of this final bedroom is taken into the eaves with reduced headroom. There is a Velux skylight window and a double panel radiator



**OUTSIDE** The garden to the front of the property is beautifully presented, being laid to lawn and complemented by traditional established borders with extensive shrub features. a block paved driveway to the left-hand elevation provides off-street parking for approximately four vehicles. Mid-way up the drive heavy timber gates can be closed to increase privacy towards the upper part of the driveway. The garden to the rear enjoys good levels of privacy and is once again set to lawn and being complemented by traditional planted borders, along with a small ornamental pond. There is also a York stone paved sitting area which is particularly generous, and a further block paved pathway which gives access to a timber garden shed, set behind the garage.



**GARAGE/STUDIO 22' 1" x 9' 4" (6.73m x 2.84m)** A particularly well-proportioned structure, originally built as a garage but in recent times having been converted to be used as a home studio and displaying a timber floor. There is a sink with cold water supply and further Triton hot water heater and adjacent storage cupboards and light and power supplies. There is a Velux skylight window providing very good levels of natural light.

**SERVICES** All mains are laid to the property.



**HEATING** A gas fired central heating system is installed with the Worcester boiler being positioned in the kitchen. We advise that the boiler is to have its annual service and safety check in January 2023.

**DIRECTIONS** Postcode: S75 1AX - for SatNav purposes.

From the centre of Barnsley, leave town via Church Street which quickly becomes Huddersfield Road and take the second lane turning right on to Cockerham Lane shortly after the dip with the junction with Honeywell Lane and the property will be found on the left-hand side.



**IB/JL PROPERTY DETAILS PREPARED 24 NOVEMBER - NOT YET VERIFIED BY VENDOR.**

**For further information please contact our office on 01226 288 920, view our website [www.butcherez.co.uk](http://www.butcherez.co.uk), see us on [www.twitter.com/butcherez](https://www.twitter.com/butcherez) or email us at [info@butcherez.co.uk](mailto:info@butcherez.co.uk)**

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