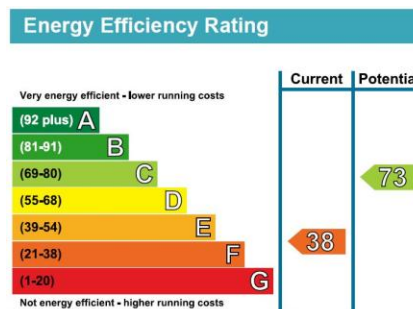




OFFER PROCEDURE - Before contacting a Building Society, Bank or Solicitor you should make your offer to Sorbys as any delay may result in a sale being agreed with another purchaser, incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to provide financial information to enable us to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in accordance with the Money Laundering Regulations.

PROPERTY DETAILS - While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. The measurements provided in our details and floor plans are approximate sizes and can not be relied upon. These particulars are issued in good faith, but do not constitute representations of fact or form part of any offer or contract. Please also note that we have not tested the services or any equipment or appliances in this property. Accordingly, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



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25 Woodstock Road

Barnsley, S75 1DU

£164,950

Property Features

- EXTENDED DETACHED
- THREE BEDROOMS
- NO CHAIN
- TWO RECEPTION ROOMS
- DRIVE & GARAGE

Full Description

Enjoying a particularly sought after location, off Huddersfield Road, this extended three bedroom detached family home is offered to the market with NO CHAIN.

The property boasts two reception rooms, a modern kitchen with shaker style units, extended rear porch and a ground floor shower room, currently designed as a wet room. There are three first floor bedrooms and a family bathroom.

Externally, there are front and rear gardens, a driveway and a detached concrete sectional single garage.

GROUND FLOOR:

RECEPTION HALL

Approached via a part glazed hardwood entrance door, the hallway has a sash style side facing window, radiator and staircase to the first floor with access beneath to the useful cellar.

LOUNGE

12' 5" x 11' 8" (extending to 14' 2" into bay) (3.78m x 3.56m) This front facing, bay windowed reception room features a fireplace with conglomerate hearth and back, plus inset living flame gas fire. There is coving to the ceiling, a television point and radiator.

DINING ROOM

12' 9" x 10' 11" (3.89m x 3.33m) Enjoying an open plan aspect off the kitchen, the dining room is fitted with display shelving to the chimney alcove. It has a radiator and double sliding doors to the aforementioned lounge.



KITCHEN

7' 10" x 6' 9" (2.39m x 2.06m) Re-fitted with a range of cream shaker style base and wall mounted units, comprising an inset stainless steel sink with cupboard under, plus area of worktop surfaces with tiled splash backs. The sale includes the freestanding gas oven with four ring hob and there is a rear facing window and half glazed rear access door.

REAR ENTRANCE PORCH

Forming part of an extension at the rear of the property, this porch has a rear facing window and part glazed UPVC rear access door. There is a radiator, open plan aspect to the dining room and further door opening to the...

SHOWER ROOM

Designed as a wet room with disabled access, there is a floor grate in the shower area, low flush WC, wash hand basin and obscure glazed window.

FIRST FLOOR:

LANDING

Providing loft hatch and side facing window.

BEDROOM ONE

12' 4" x 10' 11" (3.76m x 3.33m) A rear facing bedroom with radiator and built in wardrobes to the length of one wall.

BEDROOM TWO

11' 9" x 10' 1" (3.58m x 3.07m) A front facing bedroom with radiator and built in wardrobes to both chimney alcoves.

BEDROOM THREE

8' 5" x 7' 7" (2.57m x 2.31m) A front facing bedroom with radiator.

FAMILY BATHROOM

Fitted with a white three piece suite, comprising a panel bath, low flush WC and wash hand basin. There is an obscure glazed window and a radiator.

OUTSIDE

A brick boundary wall at the front encloses a garden and gated driveway, which runs down the side of the house. A further timber gate opens to the rear of the property, where there is a concrete sectional single garage. In addition, there is an endosed rear garden.

