



41 Champany Fields, Dodworth, Barnsley, S75 3TS

Asking Price £395,000

This detached 4-bedroom property is offered for sale in the popular area of Dodworth, Barnsley. Situated in an enviable cul de sac location, providing well-planned accommodation, it features two reception rooms, a kitchen and two bathrooms, together with a notable orangery with a glazed roof lantern, creating an impressive additional living and dining space.

Dodworth railway station is within convenient reach, offering services towards Huddersfield and Sheffield. Typical journey times are around 20–25 minutes to Sheffield and approximately 35–40 minutes to Huddersfield, making the location suitable for commuting. Road links are strong, with straightforward access by car to the M1 corridor for travel towards Leeds and Sheffield.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Material Information

Council Tax Band - D

Tenure - Freehold

Property Type - Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Entrance Hallway



With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation.

Lounge 11'1" x 15'3" (3.39 x 4.66m)



With a front facing upvc window, central heating radiator and the focal point of the room being the decorative fireplace with living flame electric fire inset.

Dining Room 11'1" x 9'6" (3.38 x 2.91m)



With an opening leading to the Orangery and central heating radiator.

Kitchen 9'2" x 13'8" (2.80 x 4.19m)



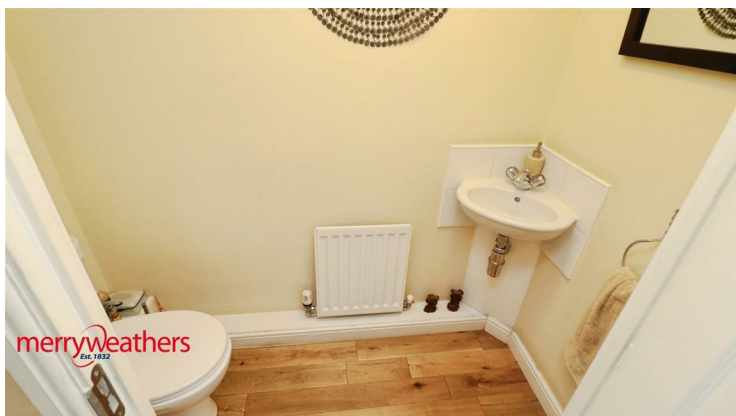
This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include a five ring gas hob with extractor above and separate split level double oven. There is a rear facing window over looking the well appointed garden, breakfast bar area, central heating radiator and access to the side utility room.

Utility 7'1" x 6'9" (2.17 x 2.06m)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. Fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine and side facing entrance door.

Downstairs WC



With low flush WC and wash hand basin with central heating radiator.

Orangery 12'7" x 9'9" (3.86 x 2.98m)



Stunning Orangery benefitting from a lantern glazed roof and bi fold doors and tilt and turn sliding patio.

Master Bedroom 10'5" x 14'5" (3.20 x 4.41m)



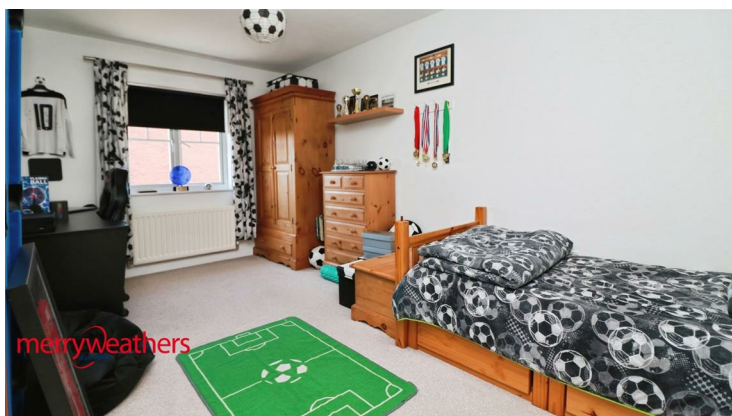
With front facing upvc window, central heating radiator and access to the en suite facility.

En Suite



With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom Two 9'5" x 16'1" (2.88 x 4.91)



With a front facing upvc window and central heating radiator. There is ample space for a workspace and wardrobes.

Bedroom Three 10'0" x 10'6" (3.05 x 3.21m)



With rear facing aspect and central heating radiator.

Bedroom Four 9'7" x 8'4" (2.93 x 2.56m)

With rear facing upvc window and central heating radiator.

Bathroom



Hosting a three piece suite comprising of a panelled bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Garage

Single garage secured by up and over door, hosting power and lighting.

External



To the front of the property is a large block paved driveway providing off road parking for a number of vehicles. To the side is secure gated access whilst to the rear is a private garden, mainly laid to lawn with patio and raised decked areas.

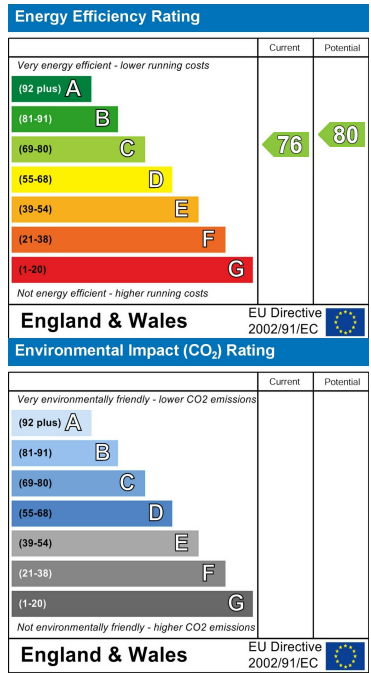
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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