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# 100 Dodworth Road, Barnsley, S70 6HL

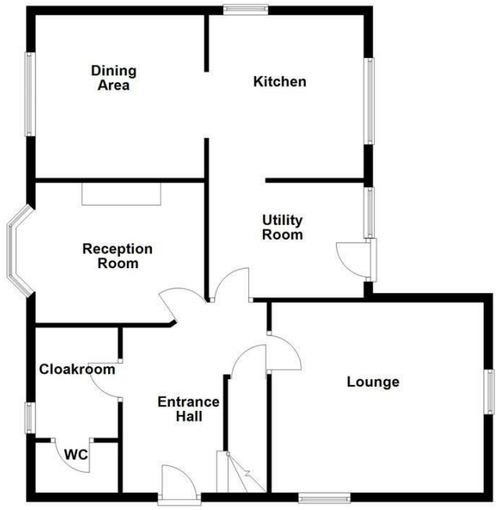
## For Sale Freehold £350,000

This deceptively spacious property offers generous and versatile accommodation arranged over two floors benefitting from double bedrooms, modern kitchen and enclosed gardens.

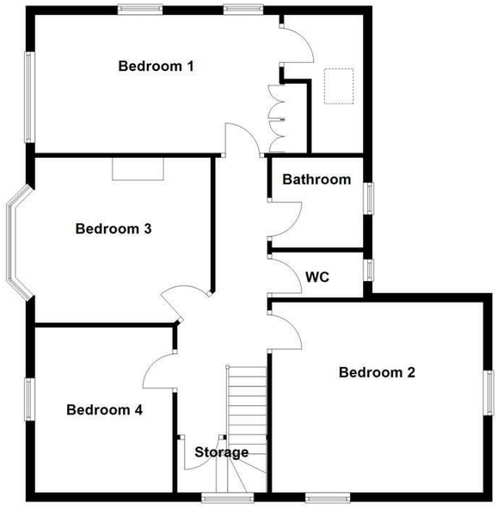
The ground floor briefly comprises an entrance hall with a cloakroom and W.C., a large lounge, a second reception room, and a well-proportioned kitchen with adjoining utility room and dining area. A door from the hallway provides access to an understairs storage cupboard, offering excellent additional storage. To the first floor there are four double bedrooms, with the principal bedroom benefitting from en-suite facilities. There is also a family bathroom, a separate W.C.. Externally, the property occupies a generous plot with wraparound gardens featuring lawned areas, mature shrubs and trees, and a garage. To the front is a driveway providing off street parking, along with a low maintenance paved garden. A garage is located to the rear of the property.

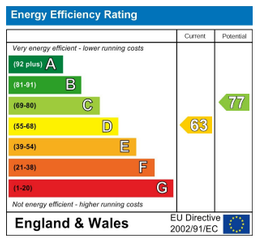
The property is conveniently situated close to a wide range of local amenities and benefits from excellent transport links, making it ideal for commuters. Neutrally decorated throughout, the home is ready to move into and would make an ideal large family residence, while also offering excellent potential for further development.

Ground Floor




First Floor




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
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Ossett & Horbury offices 01924 266555
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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

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## ACCOMMODATION

### ENTRANCE HALL
Frosted UPVC double glazed front door into the entrance hall, frosted UPVC double glazed window to the side, coving to the ceiling, picture rail, dado rail, central heating radiator, stairs to the first floor landing. Doors to the utility room, cloakroom, sitting room and lounge, access down to the cellar.

### CLOAKROOM
7'7" x 6'10" (2.33m x 2.10m)
Frosted UPVC double glazed window to the front, central heating radiator, coving to the ceiling, picture rail, decorative panelling. Pedestal wash basin and door to the downstairs W.C..

### DOWNSTAIRS W.C.
3'6" x 5'8" (1.07m x 1.75m)
Central heating radiator, extractor fan, coving to the ceiling, picture rail, decorative panelling and a low flush W.C..

### LOUNGE
13'10" x 15'5" (4.22m x 4.72m)
Two UPVC double glazed windows to the side and rear, decorative fireplace, two central heating radiators, coving to the ceiling.

### UTILITY ROOM
9'11" x 11'0" (3.03m x 3.36m)
UPVC double glazed window to the rear, frosted UPVC double glazed door to the rear garden, central heating radiator, half tiling, opening through to the kitchen. A range of wall and base units with worktops incorporating a stainless steel sink and mixer tap, space and plumbing for washing machine.

### KITCHEN
10'11" x 11'11" (3.35m x 3.65m)
Two UPVC double glazed windows to the side and rear, central heating radiator, extractor fan, opening to the dining room. A range of wall and base units with laminate worktops, stainless steel 1 1/2 bowl sink with mixer tap, tiled splashback in a brick formation and a concealed extractor hood. Space and plumbing for a gas cooker and undercounter fridge/freezer.

### DINING ROOM
11'7" x 12'0" (3.55m x 3.66m)
Two UPVC double glazed windows to the front and side, central heating radiator.

### SITTING ROOM
13'10" x 12'5" (max) x 3'3" (min) (4.22m x 3.80m (max) x 1.00m (min))
UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling, picture rail and decorative original fireplace with tiled hearth and wooden surround.

### FIRST FLOOR LANDING
Central heating radiator, dado rail and picture rail. Doors to four bedrooms, a storage cupboard, the house bathroom and a separate W.C..

### BEDROOM ONE
11'11" x 16'9" (3.65m x 5.11m)
Three UPVC double glazed windows to the side and front, central heating radiator, a range of fitted wardrobes, door to en suite shower room and partial loft access.

### EN SUITE SHOWER ROOM
11'11" x 6'6" (max) x 4'7" (min) (3.65m x 2.0m (max) x 1.40m (min))
Roof skylight, chrome heated towel radiator, extractor fan. Low flush W.C., pedestal wash basin with mixer tap and tiled splashback, shower cubicle with electric shower over and glazed screen.

### BEDROOM TWO
13'11" x 15'5" (4.25m x 4.72m)
Two UPVC double glazed windows to the side and rear, picture rail and two central heating radiators.

### BEDROOM THREE
14'4" x 12'5" (max) x 3'7" (min) (4.37m x 3.80m (max) x 1.10m (min))
UPVC double glazed bay window to the front, central heating radiator, coving to the ceiling, picture rail and decorative cast iron fireplace.

### BEDROOM FOUR
11'6" x 8'7" (3.52m x 2.63m)
UPVC double glazed window to the front, coving to the ceiling, picture rail and central heating radiator.

### HOUSE BATHROOM
7'6" x 6'6" (max) x 4'3" (min) (2.30m x 2.0m (max) x 1.30m (min))
Frosted UPVC double glazed window to the rear, extractor fan. Pedestal wash basin with tiled splashback and a panelled bath with mixer tap and electric shower attachment with glazed shower screen.

### W.C.
2'11" x 7'3" (0.90m x 2.23m)
Frosted UPVC double glazed window to the rear, central heating radiator and low flush W.C..

### STORAGE CUPBOARD
3'7" x 6'1" (1.10m x 1.86m)
Frosted UPVC double glazed window to the side and a range of fitted storage.

### OUTSIDE
To the front, the garden is split into two areas. One side provides a tarmac paved driveway offering off road parking for two to three vehicles, leading down the side of the property through a timber gate, with wall and timber fence boundaries and further iron double gates at the front. The other side is mainly laid to lawn and enclosed by walls, wrapping around to the rear garden. The rear garden is predominantly lawned with mature shrubs and trees, a paved seating area and an additional tarmac area ideal for further off road parking or outdoor dining. The garden is fully enclosed by walls and includes a single detached garage to the rear with up and over door and separate side access.

### COUNCIL TAX BAND
The council tax band for this property is D.

### FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.