



Nostell Fold Dodworth Barnsley S75 3SR
Guide Price £340,000

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GUIDE PRICE £340,000-£350,00 Modernised throughout is this three bedroom detached bungalow which enjoys landscaped gardens to both the front and rear and benefits from a driveway providing off-road parking, a detached garage with electric door, uPVC double glazing and gas central heating. Finished to a high standard, improvements include but not limited to a new kitchen and bathroom, a new driveway, landscaped gardens, new windows, shutters and blinds, new roof, guttering and down pipes and flooring. Situated on a quiet cul-de-sac the property's layout is ideal for those seeking a single-storey living experience, providing easy access and a sense of spaciousness throughout. In brief, the living accommodation comprises storm porch and composite door which opens into the entrance hall with a storage cupboard and access into the loft space which is useful for storage and houses the boiler. Access into the lounge, kitchen, the three bedrooms and the shower room. The lounge has dual aspect windows allowing lots of natural light. The kitchen has a range of wall, base and units with a contrasting worktop which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven, fridge, freezer, microwave and dishwasher. An opening leads into the extended dining room with a uPVC sliding patio door opening onto the garden. The master bedroom has a large window making this a bright and airy space and benefits from fitted wardrobes. Double bedroom two to the front again benefits from fitted wardrobes. Double bedroom three has a built-in desk with cupboards and shelving. The shower room has a walk-in shower, LED mirror, WC and wash basin set in a combination unit.

- VIEWING IS ESSENTIAL
- REFURBISHED THROUGHOUT BY THE CURRENT OWNER
- THREE BEDROOMS
- LANDSCAPED GARDENS
- DRIVEWAY & DETACHED GARAGE
- LOUNGE, KITCHEN & EXTENDED DINING ROOM
- QUIET CUL-DE-SAC LOCATION
- EXCELLENT FOR COMMUTERS





OUTSIDE

To the front is an artificial lawn with central stone flagged steps and path to the entrance door. The newly laid resin drive leads to the brick built detached garage with electric door. A gate opens to the rear and side garden which are both landscaped for easy maintenance and include composite decking and flowerbeds with fencing to all sides. There is a patio to the side and composite decking.

LOCATION

Proximity to the M1 Junction 37 means that Dodworth has a high proportion of commuters to Sheffield and Leeds. It also has easy access to Manchester along the A628 through Woodhead. Many people also work in Barnsley town centre, 3 miles (4.8 km) away. Dodworth has two primary schools, Keresforth Primary School and Dodworth St John the Baptist CofE Primary Academy. Dodworth St John the local secondary schools are Horizon Community College on Dodworth Road, and Penistone Grammar School in nearby Penistone. There is a Co-operative supermarket on the High Street, and a post office which includes a pharmacy, doctor's surgery and a beauty salon. There is also a sandwich outlet, café and a hairdresser's.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Saxton Mee

Ground Floor

Main area: approx. 94.6 sq. metres (1018.0 sq. feet)
Plus garages, approx. 17.2 sq. metres (185.2 sq. feet)



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Plus garages, approx. 17.2 sq. metres (185.2 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	83
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-101) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		