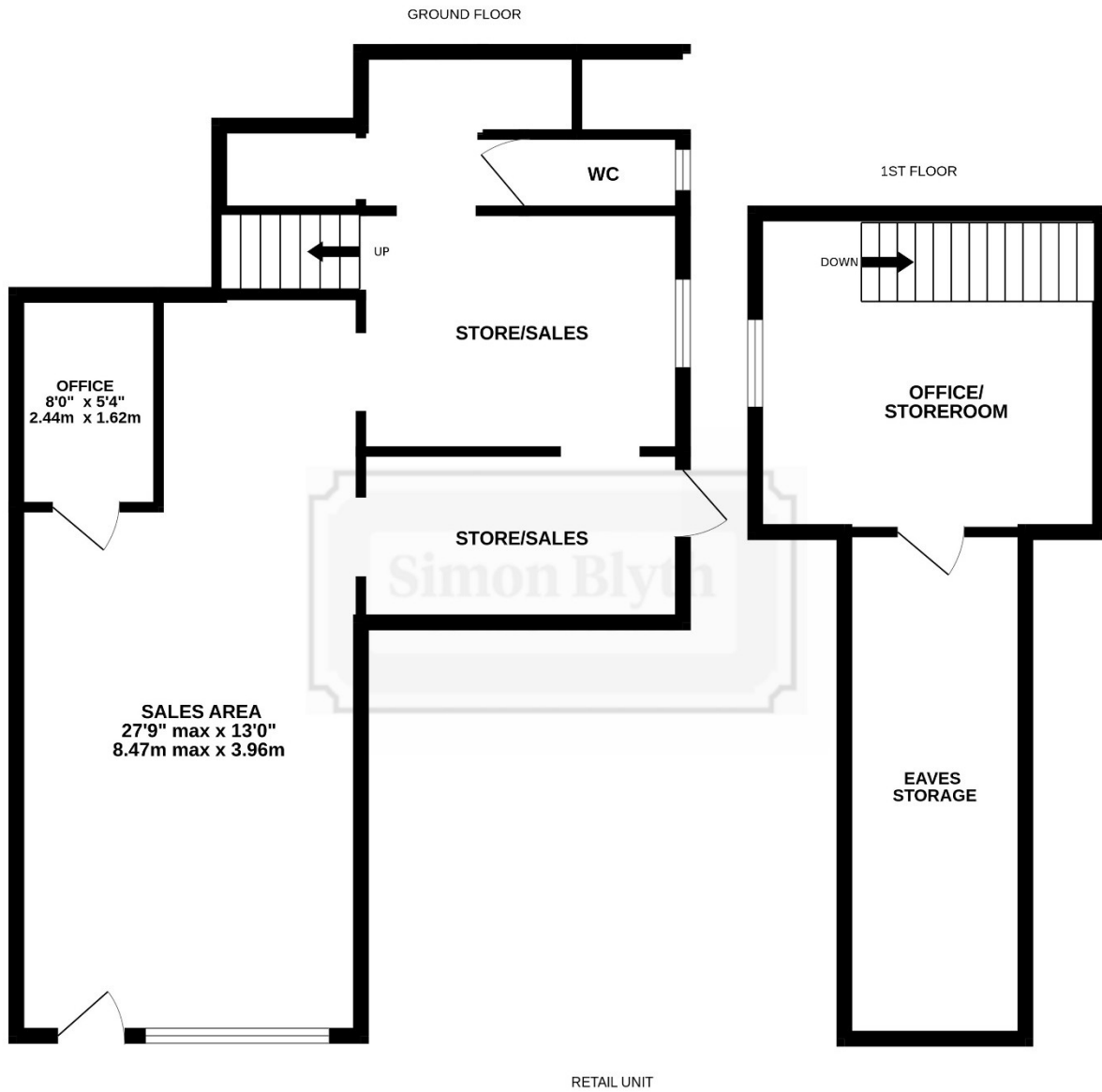


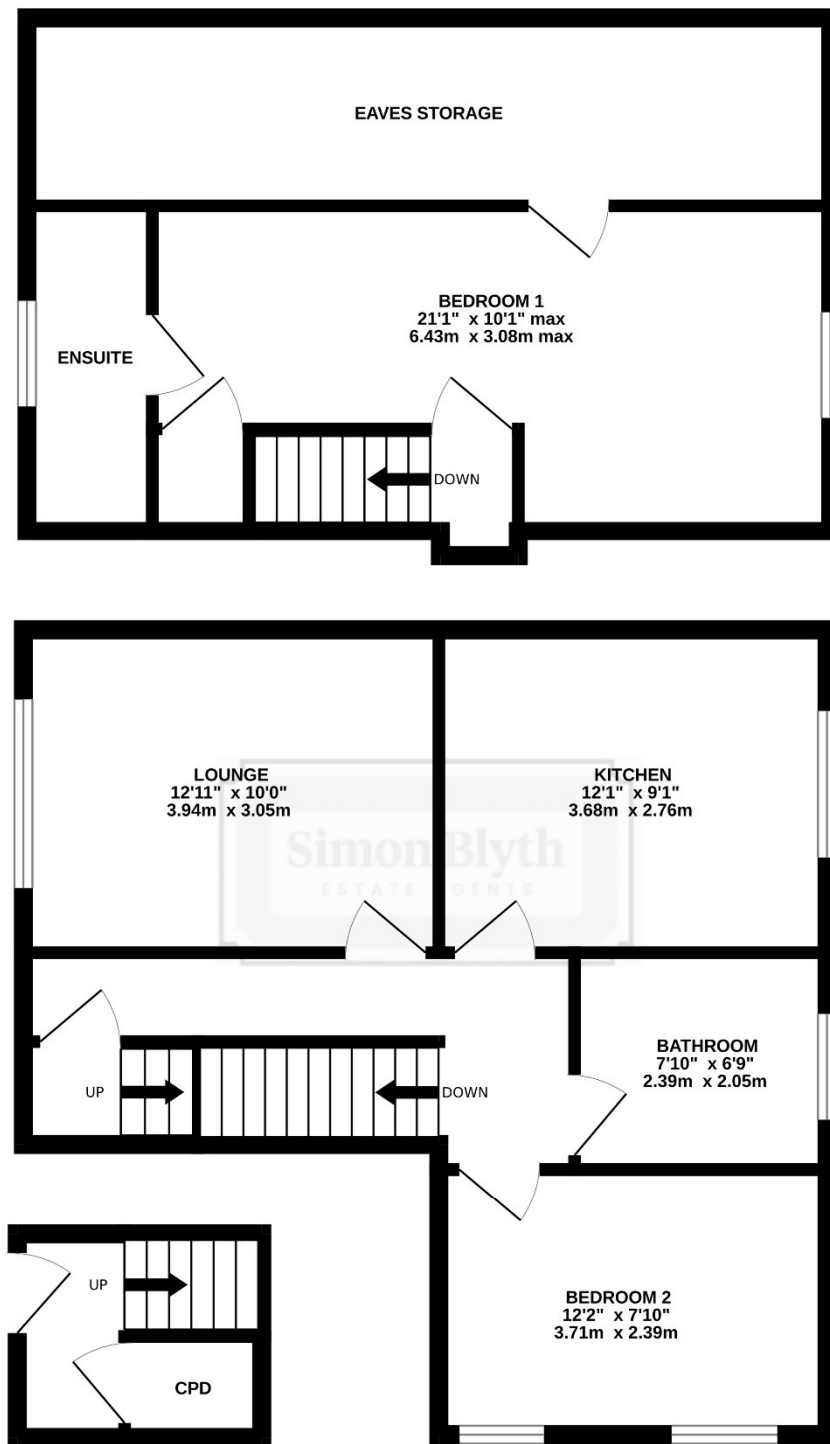


CHATSWORTH ROAD, ATHERSLEY, BARNSELY, S71 3QL



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FIRST FLOOR FLAT

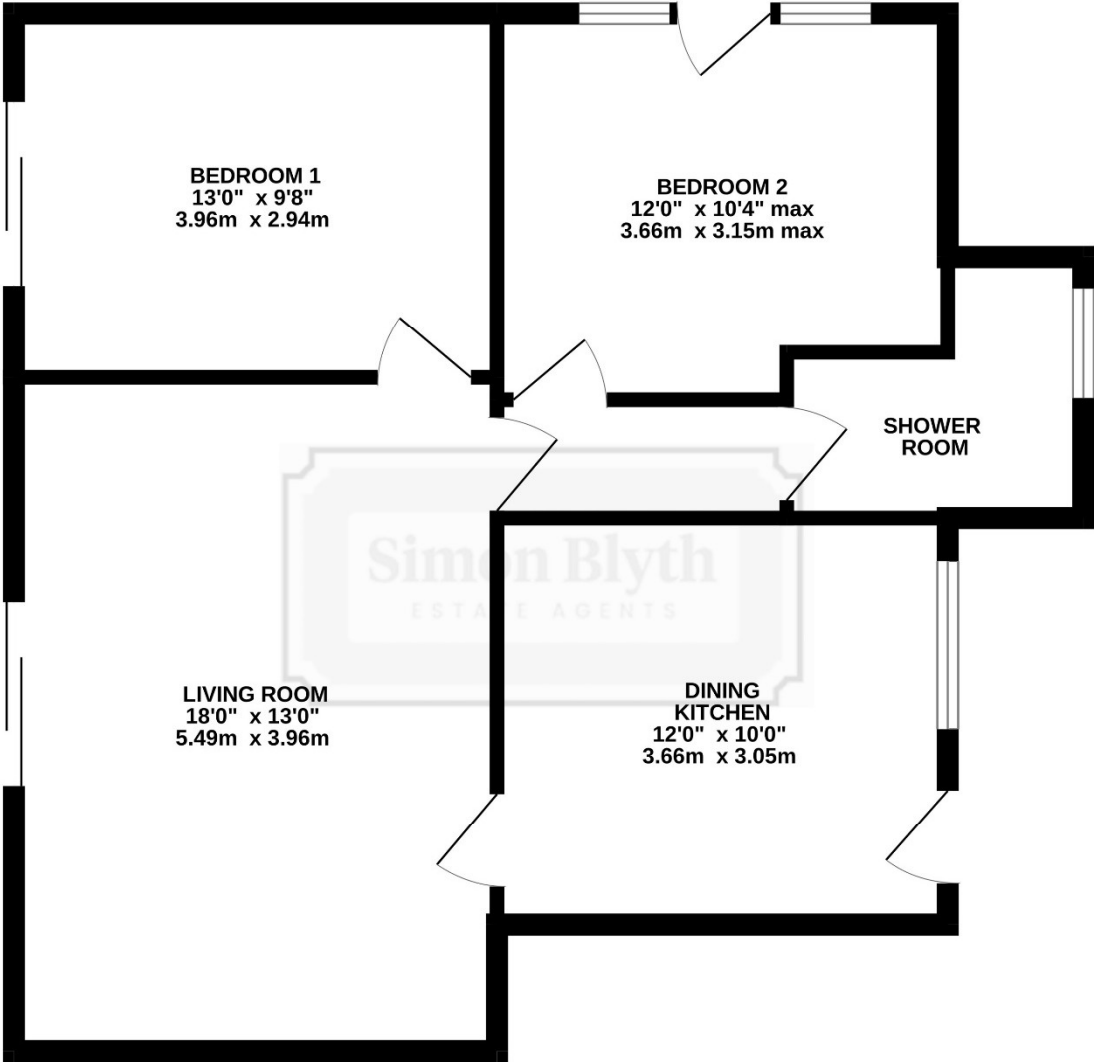


CHATSWORTH ROAD

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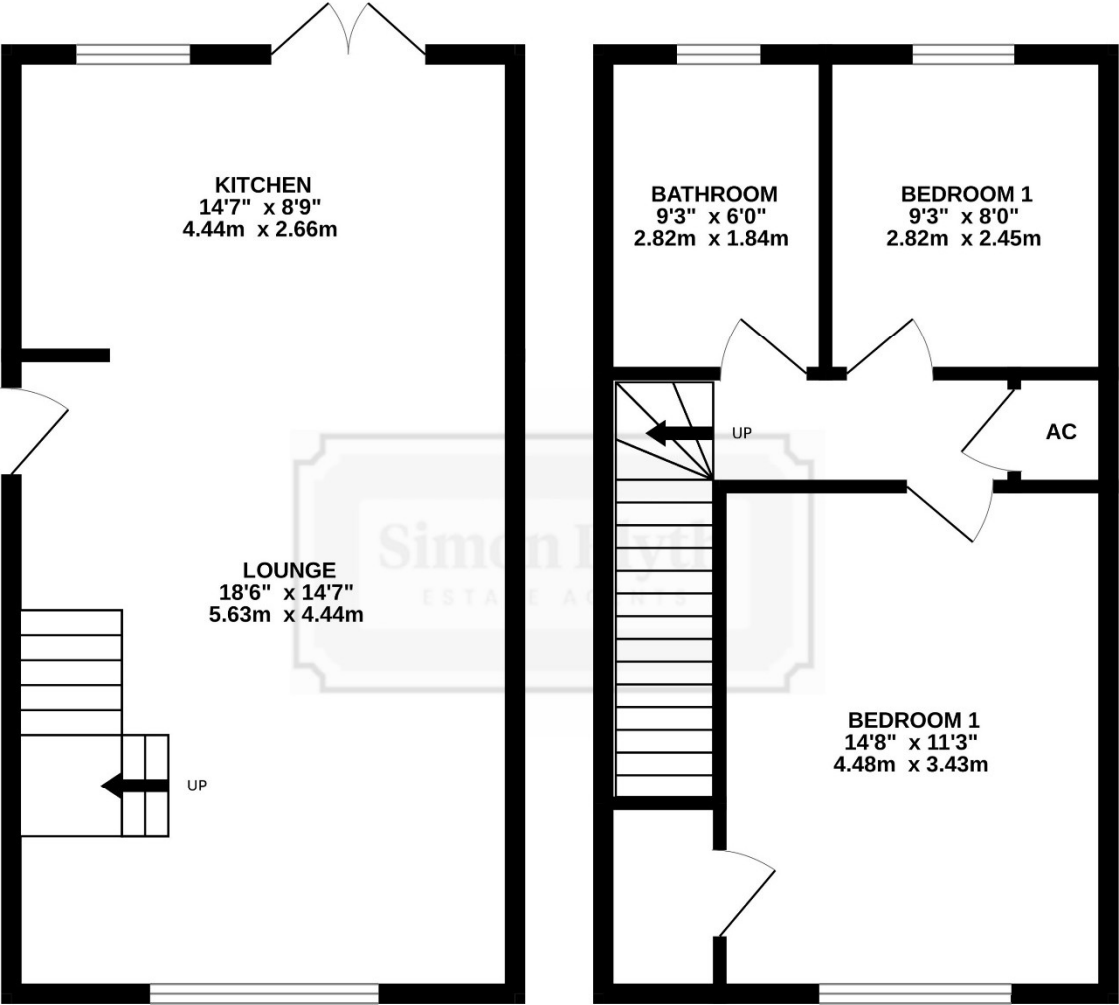
GROUND FLOOR FLAT



CHATSWORTH ROAD

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THE LODGE



CHATSWORTH ROAD

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5-7 Chatsworth Road, Athersley, Barnsley, S71 3QL





PROPERTY DESCRIPTION

A UNIQUE OPPORTUNITY HAS ARISEN TO PURCHASE A PORTFOLIO OF PROPERTIES BOTH RESIDENTIAL AND COMMERCIAL PLUS A PARCEL OF LAND. CONSISTING OF A TWO BEDROOMED DETACHED HOME, A TWO BEDROOMED GROUND FLOOR APARTMENT, A TWO BEDROOMED APARTMENT SPLIT OVER TWO FLOORS, A COMMERCIAL PROPERTY WITH APARTMENT ABOVE AND A PARCEL OF LAND.

To be sold as one lot. The residential properties have been recently renovated and come with off street parking. With easy access to local and national commuter links, this is an ideal opportunity for an investor.

Offers Around £695,000

THE LODGE

GROUND FLOOR

ENTRANCE

Entrance is gained via uPVC door with inset panel into a large open plan space with staircase rising to first floor landing.

OPEN PLAN LIVING/ DINING/ KITCHEN

A well proportioned sized room with space for a three piece suite and further freestanding furniture. The room contains a range of wall and base units in a cream high gloss with marble effect laminate worktop, matching island and breakfast bar. There is a four-ring Lamona electric hob with integrated extractor fan over, further integrated appliances consisting of oven, microwave, slimline dishwasher and fridge with space for further appliances. There is a single black composite sink with matching black mixer tap over, inset spotlights to ceiling, two vertical radiators, uPVC double glazed window to front, uPVC double glazed French style doors to rear and further uPVC double glazed window overlooking the rear garden.





FIRST FLOOR

FIRST FLOOR LANDING

Staircase rises to first floor landing with inset spotlights, loft access, airing cupboard and access to the following rooms:

BEDROOM ONE

A double sized bedroom with central ceiling light point, storage cupboard, vertical radiator and uPVC double glazed window to front.



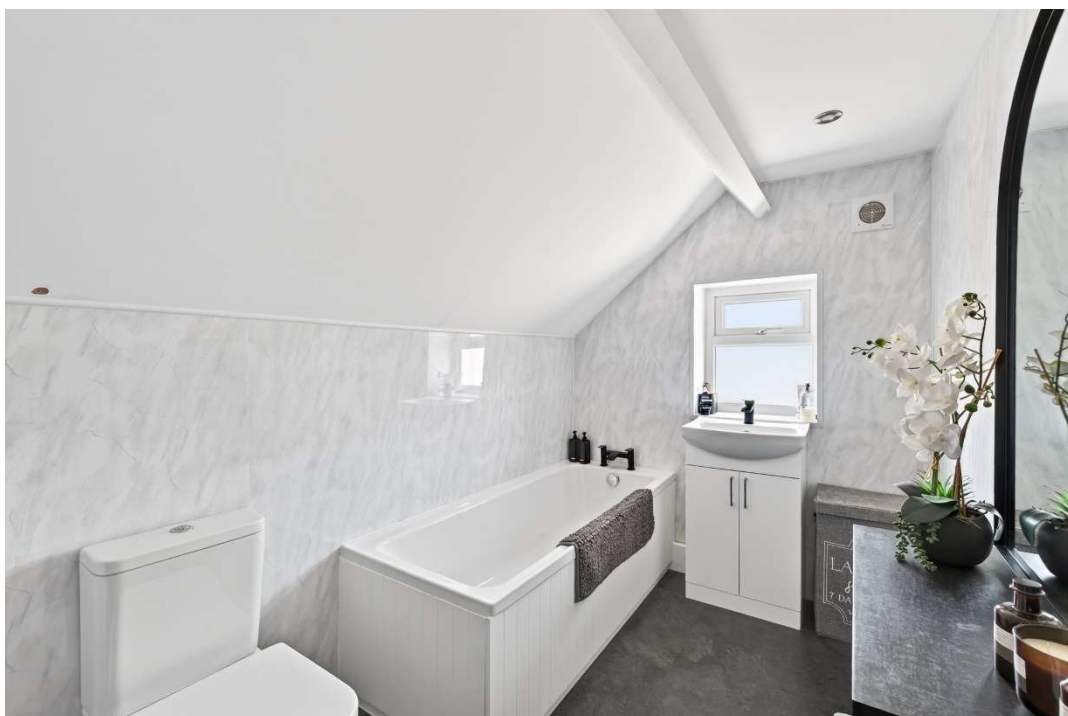
BEDROOM TWO

A generous sized bedroom with inset spotlights, vertical radiator and uPVC double glazed window to rear.



BATHROOM

Consisting of a three-piece sanitary suite in white consisting of a low flush W.C., a hand basin with black mixer tap over set within a vanity unit and a bath with black mixer tap. There are inset spotlights to ceiling, uPVC cladding to walls, extractor fan, black ladder style radiator and uPVC double glazed opaque window to rear.



OUTSIDE

EXTERNAL

The rear of the property is enclosed with a patio area which leads to a lawned area with borders containing mature shrubs and trees.



COMMERCIAL PROPERTY

Entrance is gained to the shop premises via glazed door with shop front window to side, protected by a roller shutter opens into shop front. This has previously been used as a pharmacy and has counter with further store space. Kitchenette area with stainless steel sink with chrome mixer tap over, housing for a fridge and uPVC double glazed window to side. There is also a composite door giving access out to the side of the property. Within the shop area there is access to a further off shoot room which was previously used as a private consultation room. This has its own ceiling light and basin with chrome mixer tap. To the rear section there is access to a W.C., with low level W.C., ceiling light, wall mounted basin with chrome taps over and obscure uPVC double glazed window to side.





ACCOMODATION

Staircase rises to apartment.

The apartment has space for a king-size bed, strip light to the ceiling, uPVC double glazed window to side of the property, storage cupboard and a full-length eaves storage.

GROUND FLOOR APARTMENT

ENTRANCE

Access is gained via a composite door with inset glass panel into kitchen.

KITCHEN

With a range of wall and base units in a high gloss white with a black granite effect laminate worktop and tiled splashback. Four ring Hotpoint electric stove with stainless steel chimney style extractor fan over, integrated oven, grill, microwave and fridge. There is a single bowl stainless steel sink with mixer tap over, inset spotlights to ceiling, uPVC double glazed window to the side of the property and door leading to the following rooms:



LOUNGE

A well proportioned sized room with space for a two-piece suite, inset spotlights to ceiling, two electric heaters, wood effect laminate flooring, uPVC double glazed door with matching side panel and doors leading to the following rooms:



BEDROOM ONE

A generous sized bedroom with inset spotlights, electric heater, wood effect laminate flooring and uPVC double glazed patio door with matching side panels.



BEDROOM TWO

Inset spotlights, wood effect laminate flooring, electric heater and uPVC double glazed patio doors with matching side panel.

SHOWER ROOM

Consisting of a three-piece sanitary suite in white consisting of a low flush wc, a hand basin with mixer tap over within vanity unit and shower cubical containing a Triton electric shower. Inset spotlights to ceiling, white ladder style radiator and uPVC double glazed opaque window, room is part clad in uPVC.



APARTMENT TWO

ENTRANCE

Accessed via a wrought iron double gate, entry is gained via uPVC door with inset opaque panel into entrance hall containing inset ceiling spotlighting, storage cupboard and stairs leading to further floors.

Staircase rises to first floor landing with inset spotlight, electric heater and access to the following rooms:

OPEN PLAN LIVING SPACE

An open plan room with space for a two-piece suite and further furniture, the kitchen contains a range of black wall and base units with brass handles and a grey marble effect laminate worktop and tiled splashback. Four ring electric hob with stainless steel chimney style extractor fan, integrated oven, grill, microwave, fridge and freezer. There is plumbing for a washing machine and space for further appliances, a one and a half bowl stainless steel sink with mixer tap over, inset spotlights and uPVC double glazed window to dual aspects.





BEDROOM TWO

A generous sized room with inset spotlights, electric heater, uPVC double glazed window to front and uPVC double glazed patio door.

Staircases rises to a second floor landing with wall mounted light and door leading through to follow room.

BEDROOM ONE

A double bedroom with inset spotlights, two wall mounted heaters, eaves storage, uPVC double glazed window and an en-suite.



EN-SUITE

Comprising of a three-piece suite in white with low flush W.C., hand basin with waterfall stainless steel mixer tap over set within vanity unit, shower cubicle with a Triton electric shower enclosed. Inset spotlights, white ladder style radiator and uPVC double glazed opaque window.

EXTERNALLY

To the front of the property is parking for three vehicles and a paved area leading to the detached property, ground floor apartment and side door to commercial. To the other side of the property is a low wall with wrought iron fence and a double wrought iron gate leading through to hardstanding, a further lawned area with borders containing mature shrubs and trees, a further patio area and access to apartment two.



LAND

Beyond the garden is a separate piece of land which would be suitable for a multitude of uses including building subject to planning permissions.



ADDITIONAL INFORMATION

EPC rating - TBC

Property tenure – Freehold

Local authority – Barnsley Metropolitan District Council

Council tax band – TBC

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience

in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

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

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 23/07/2026

PROPERTY VIEWING NOTES



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