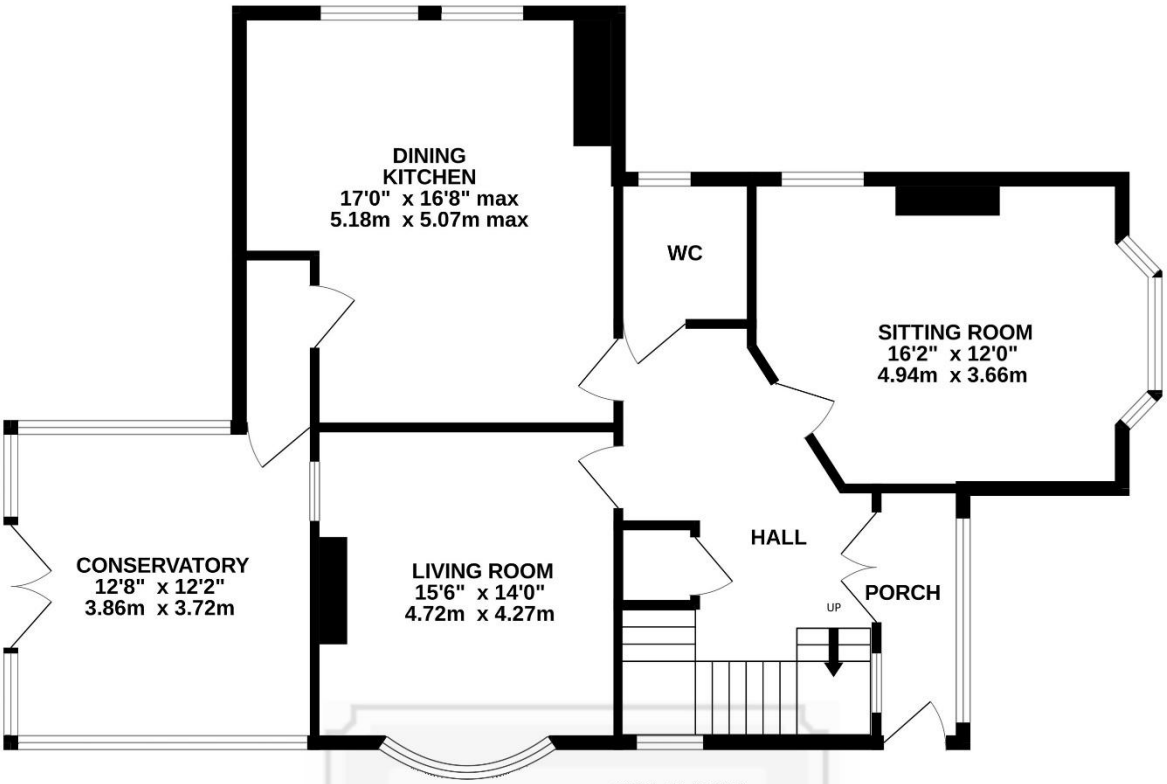
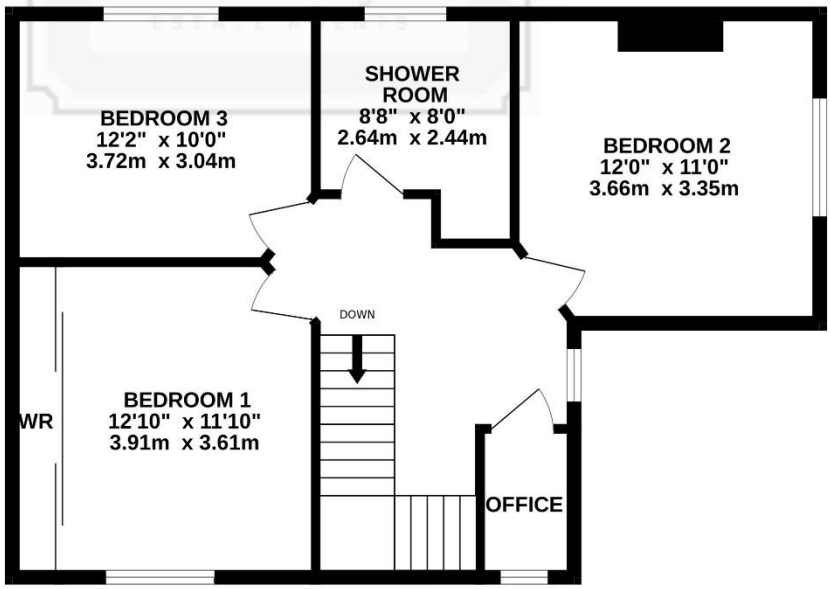


RIDGEWAY HOUSE, CROOK HOUSE LANE, BARNSLEY, S71 5EU

GROUND FLOOR



1ST FLOOR



RIDGEWAY HOUSE

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PROPERTY DESCRIPTION

THIS CHARMING THREE DOUBLE BEDROOMED DETACHED HOME IS SET WITHIN AN IDYLLIC COUNTRYSIDE SETTING AND IS BEING BROUGHT TO THE MARKET WITH NO UPPER VENDOR CHAIN. WITH A WRAPAROUND GARDEN, PATIO AREAS AND PLENTY OF PARKING, THIS PROPERTY ALSO BENEFITS FROM VIEWS ACROSS THE COUNTRYSIDE. THIS MUST-SEE PROPERTY IS READY TO MOVE INTO.

The property briefly compromises to the ground floor of porch, entrance hall, living room, sitting room, dining kitchen, conservatory and W.C. To the first floor there are three double bedrooms, a home office and the house bathroom.

Offers Around £425,000

GROUND FLOOR

ENTRANCE PORCH

Enter into the property through a composite door with inset glass panels into the entrance porch. There is a ceiling light point, terracotta style tiled flooring, a leaded window into the entrance hall, wood effect double glazed windows overlooking the side elevation and a wooden door with inset glass panels seamlessly provides access into the entrance hall.



ENTRANCE HALL

The entrance hall is a generously proportioned reception area which provides space for freestanding furniture. There is a ceiling light point, wood effect laminate flooring, a central heating radiator and a useful storage cupboard. There is a staircase leading to the first floor landing and multipaneled doors providing access into the ground floor accommodation.





SITTING ROOM

Measurements – 16'2" x 12'0" (4.94m x 3.66m)

The stylish flooring continues through into the delightful sitting room. This is a spacious room with the focal point being the multi fuel stove fireplace with stone hearth. There is a ceiling light point, coving to the ceiling, a central heating radiator and dual aspect UPVC wood effect double glazed windows.





LIVING ROOM

Measurements – 15'6 x 14'0" (4.72m x 4.27)

The flooring continues through to this generously sized room with the focal point of the room being the calved, stone effect fireplace with floral design and electric fire inset. There is a central ceiling light point, a central heating radiator and wood effect UPVC double glazed bayed windows providing the room with a wealth of natural light and offering far reaching countryside views.





DINING KITCHEN

Measurements – 17'0" x 16'8" max (5.18m x 5.07m max)

The dining kitchen is well equipped with a range of wall and base units with shaker style cupboard fronts with wood effect laminate worktop over and tiled splash back. There is a four-ring Cooke and Lewis electric stove with stainless steel chimney style extractor fan above, an electric oven, microwave, fridge/freezer, dishwasher and washing machine. The kitchen includes a one and a half bowl black composite Cooke and Lewis sink with black mixer tap above, a ceiling light point, coving to the ceiling and a skylight over kitchen units. There are twin wood effect UPVC double glazed windows to rear of property and a door leading through the garden room.







CONSERVATORY

Measurements – 12'9" x 12'2" (3.86m x 3.72m)

The conservatory/garden room is a delightful room with triple aspect windows providing a wealth of natural light and delightful view out over the garden countryside beyond. There is inset spotlighting to ceiling, wood effect UPVC double glazed windows to the three sides and matching French style patio doors leading to the patio area.



DOWNSTAIRS W.C.

Comprising of a two-piece suite in white consisting of a low-level W.C and hand basin with chrome style mixer tap above set within a vanity unit. The W.C. contains the house Worcester boiler, a central ceiling light point and a UPVC double glazed opaque window.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the kite winding staircase with wooden handrail from the entrance hall you reach the first-floor landing. There is a ceiling light point, a UPVC glazed window to side of property and from here we access three bedrooms and the house bathroom.



BEDROOM ONE

Measurements – 12'10" x 11'10" (3.91m x 3.61m)

Bedroom one is a generously proportioned king-sized bedroom with double glazed windows to the front elevation providing the room with a wealth of natural light and far-reaching countryside views. There is a central ceiling light point, coving to the ceiling, built in sliding door wardrobes and a central heating radiator.





BEDROOM TWO

Measurements – 12'0" x 11'0" (3.66m x 3.35m))

Bedroom two is, again, a generously proportioned light and airy room with ample space for free standing furniture. There is a ceiling light point, a central heating radiator and UPVC double glazed windows to the side elevation.



BEDROOM THREE

Measurements – 12'2" x 10'0" (3.72m x 3.04m)

Bedroom three is a spacious king-sized bedroom with ample space for free standing furniture. There is a central ceiling light point, a central heating radiator and a UPVC double glazed window to the rear elevation with far-reaching views over treetops.



OFFICE

This room is currently being used as storage but is a useful addition to the property with space for home office furniture. There is a ceiling light point, a loft access hatch providing access to a useful attic space, a central heating radiator and a UPVC double glazed window.

HOUSE SHOWER ROOM

Measurements – 8'8" x 8'0" (2.64m x 2.44m)

The house shower room comprises of a three-piece suite in white including a low-level W.C., a wash hand basin with chrome mixer tap above set within a vanity unit and a double sized shower with waterfall shower head and separate handheld attachment. There is a central ceiling light point, an extractor fan, a ladder style radiator and twin UPVC double glazed opaque window.



OUTSIDE

EXTERNAL

This property comes with a wraparound garden with concrete drive and hard standing for several vehicles. To the corner of the property there is a garage with roller shutter door with power and lighting in situ. There is a further selection of lawn areas, mature flower and shrub bed boarders, mature fruit trees, vegetable patches, patios and gazebos to make the most of the outdoor experience of this charming home.















ADDITIONAL INFORMATION

Please note, this property has oil central heating and does have a septic tank.

EPC rating - D
Property tenure – Freehold
Local authority – Barnsley Metropolitan Borough Council
Council tax band – E

BOUNDARY OWNERSHIP
The boundary ownerships and tenure of the property nave 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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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.

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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 04/09/2026

PROPERTY VIEWING NOTES

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Simon Blyth
ESTATE AGENTS



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