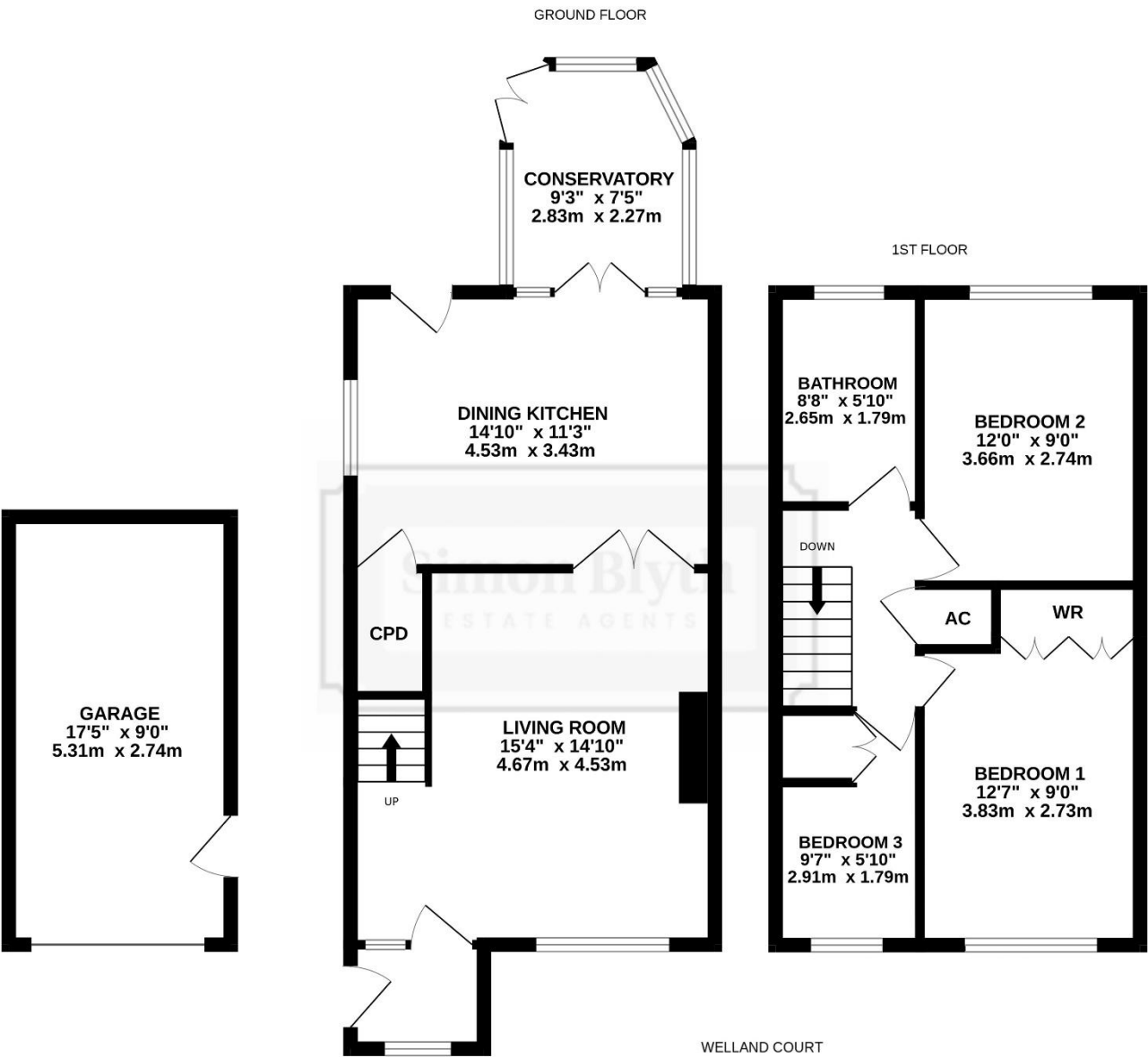




20 Welland Court, Higham, Barnsley, S75 1PZ



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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PROPERTY DESCRIPTION

Offers Around £240,000

GROUND FLOOR

PORCH

Entry into the property through a composite door with inset, opaque glass panels into a porch. A useful space for storing coats and shoes, central ceiling light point, coving to the ceiling, central heating radiator, panelling to the lower half of walls. UPVC double glazed opaque, arched, window to front of property and a UPVC door with inset leaded glass panels with matching glass side window, leading into living room.

LIVING ROOM

Measurements – 15'4" x 14'10" (4.67m x 4.53m)

Spacious sized room with space for a three-piece suite, the focal point of the room is the fireplace with inset gas fire with ornate stone surround and mantel piece with marble backing and hearth. Central ceiling light point, two central heating radiators, dado rail, UPVC double glazed window to the front of the property. There are stairs leading to further floors and wooden twin doors with inset glass panels leading through to following rooms.



DINING KITCHEN

Measurements – 14'10" x 11'3" (4.53m x 3.43m)

With a range of wall and base units with wood beach effect laminate worktop over and matching peninsula with shaker style doors, with tiled splashback. A four-ring Bosch induction hob with AEG stainless steel chimney style extractor fan over and a Bosch electric oven below. A one and a half basin composite sink with stainless steel mixer tap over, plumbing for a washing machine and space for further freestanding appliances including space under the peninsula and integrated dishwasher. There is further space for a four-seater dining table, two ceiling light points, coving to the ceiling, two central heating radiators, UPVC double glazed window to side of property, door leading to under stairs storage, UPVC stable door with inset opaque glass panel leading to rear of property and French style patio doors leading into conservatory.



CONSERVATORY

Measurements – 9'3" x 7'5" (2.83m x 2.27m)

A useful addition to the property with space for conservatory furniture, UPVC double glazed windows on three sides and French style PVC patio doors leading to rear of property. Central ceiling light and fan and central heating radiator.



FIRST FLOOR

FIRST FLOOR LANDING

Access is via stairs from the living room, with dado rail continuing up and around the landing. Inset spotlights to ceiling, loft access, airing cupboard and doors leading through to the following rooms.

BEDROOM ONE

Measurements – 12'7" x 9'0" (3.83m x 2.73m)

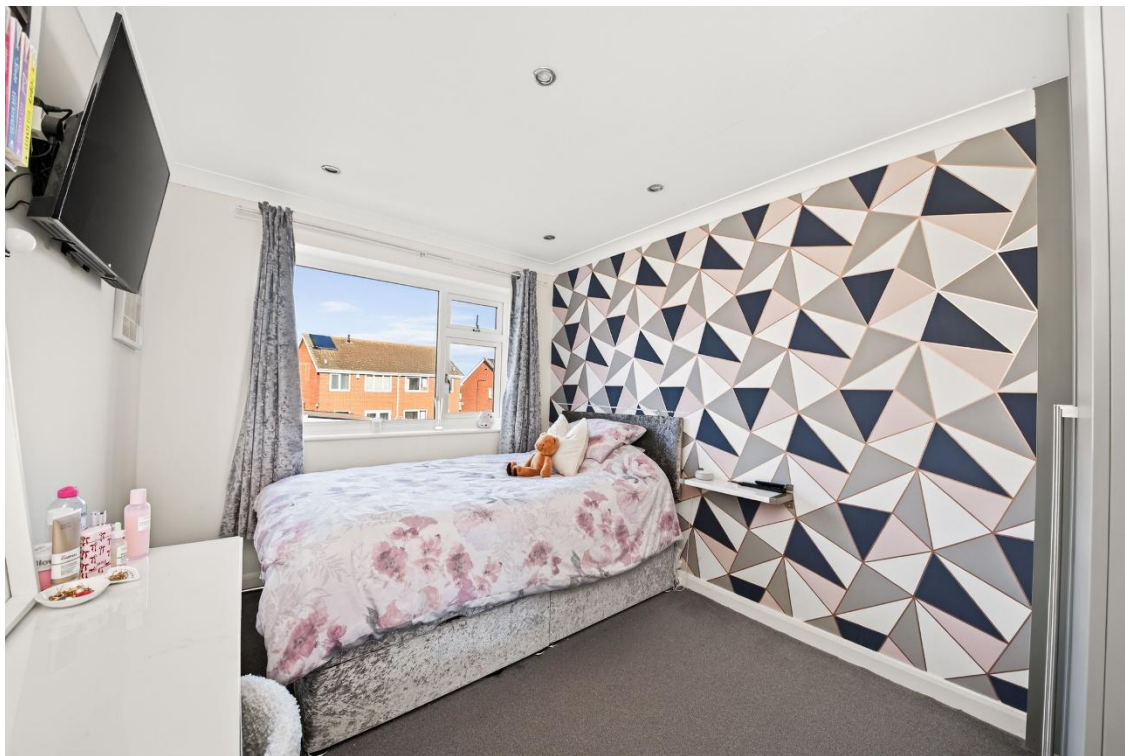
A front facing double bedroom, with space for further freestanding furniture, built in wardrobes, inset spotlights to ceiling, coving to ceiling, central heating radiator and UPVC double glazed windows to the front of the property, with far reaching views across the field.



BEDROOM TWO

Measurements – 12'0" x 9'0" (3.66m x 2.74m)

A double sized bedroom with built in wardrobes, inset spotlights to ceiling, coving to the ceiling, central heating radiator, UPVC double glazed window to rear of property.



BEDROOM THREE

Measurements – 9'7" x 5'10" (2.91m x 1.79m)

A generous sized bedroom with built in storage cupboard over bulkhead. Ceiling light point, coving to the ceiling, central heating radiator, UPVC double glazed window to the front of the property.



BATHROOM

Measurements – 8'8" x 5'10" (2.65m x 1.79m)

Comprising of a three-piece suite in white of a low flush closed coupled W.C. Hand basin with stainless steel mixer tap over, set within a wall mounted vanity unit and bath with stainless steel mixer taps over and waterfall effect shower head. Central ceiling light point, extractor fan, chrome ladder style radiator, UPVC cladding to two of the walls and UPVC double glazed opaque window.



OUTSIDE

FRONT EXTERNAL

To the front of the property is a low stone wall with matching gate post, a lawn area with borders containing mature shrubs and plants and concrete drive leading to garage and pedestrian gate giving access to the rear.

GARAGE

Measurements – 17'5" x 9'0" (5.31 x 2.74m)

A spacious garage offering room for a vehicle or extra storage, with an up-and-over door for convenient access and secure storage.

REAR EXTERNAL

To the rear of the property is a flagged patio area with a lawn beyond. Wooden fencing to three sides and a further half standing for a shed, outside security light and tap.



ADDITIONAL INFORMATION

EPC rating - C

Property tenure – Freehold

Local authority – Barnsley Metropolitan Borough Council

Council tax band – B

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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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:

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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

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Sunday - 11:00 to 13:00

Details printed 26/10/2026



PROPERTY VIEWING NOTES



MAIN CONTACTS

T: +44 (0)1924 361631

W: www.simonblyth.co.uk

E: wakefield@simonblyth.co.uk

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01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259