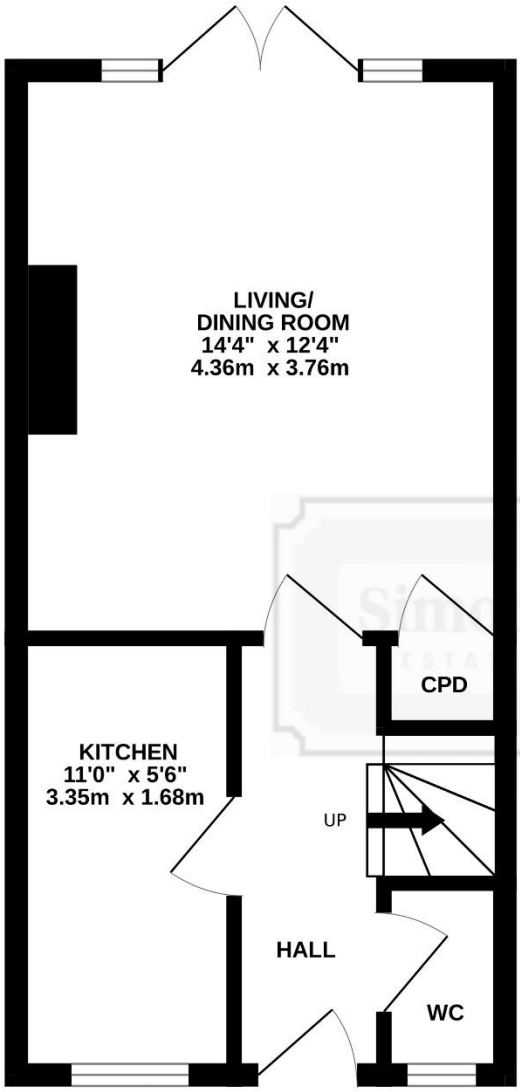
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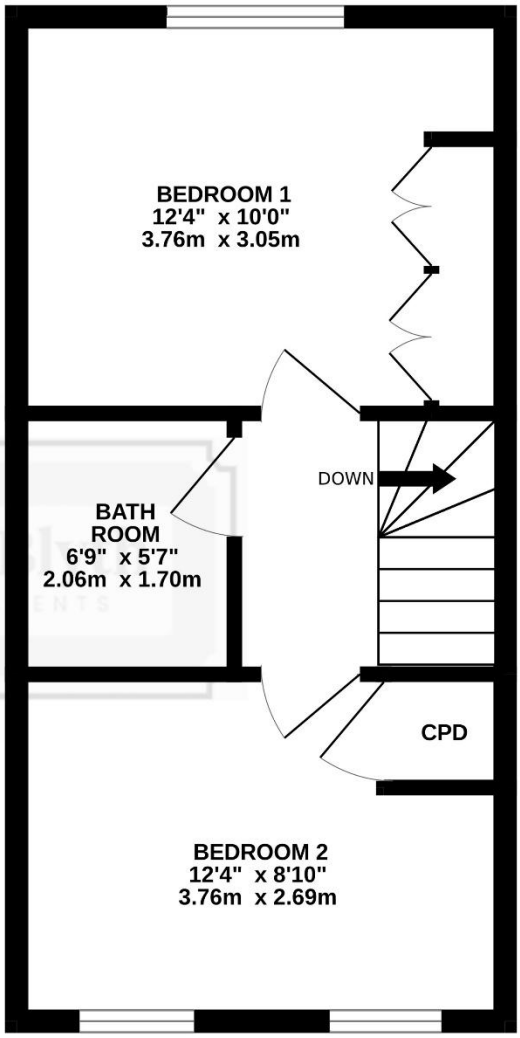


16 ASHLEIGH VALE, BARNSLEY, S70 3RL

GROUND FLOOR



1ST FLOOR



ASHLEIGH VALE

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

THIS PROPERTY IS BEING BROUGHT TO THE MARKET WITH NO UPPER VENDOR CHAIN, WITH NEED OF COSMETIC REFURBISHMENT THROUGHOUT. THIS PROPERTY HAS THE POTENTIAL TO BE MADE YOUR OWN. IDEALLY POSITIONED FOR COMMUTER LINKS AND GENEROUS SIZED BEDROOMS, THIS PROPERTY ALSO COMES WITH OFF-STREET PARKING AND A REAR GARDEN.

The property briefly comprises; to ground floor: living dining room, kitchen and W.C. To the first floor there are two good sized bedrooms and bathroom. To the front, off-street parking and lawn with borders. To the rear, a lawn with hard standing for a shed.

Offers Around £140,000

GROUND FLOOR

ENTRANCE HALLWAY:

Entrance is gained via a wooden door with inset opaque glass panels into the entrance hallway. A generous sized entrance hallway with space for coats and shoes. There is a ceiling light point, central heating radiator and staircase rising to the first-floor landing. Doors lead through to the following rooms:

DOWNSTAIRS W.C.

Comprising of a two-piece suite in cream, consisting of a low flush w.c. and corner pedestal hand basin with a stainless-steel mixer tap over. The room is fully tiled with a ceiling light point, central heating radiator and a uPVC double glazed opaque window.

KITCHEN:

Measurements – 11'0" x 5'6" (3.35m x 1.68m)

With a range of wall and base units in a shaker style with laminate worktops over and tiled splashback. There is a four-ring electric oven with integrated extractor fan over and oven below, one and a half basin composite sink with stainless steel mixer tap over. There are integrated appliances in the form of fridge, freezer, washing machine and dishwasher. There are inset spotlights to ceiling, extractor fan, central heating radiator, uPVC double glazed window to front of the property and tiled floor.



LIVING/ DINING ROOM:

Measurements – 14'4" x 12'4" (4.36m x 3.76m)

A generous room with space for a two-piece suite and a four-seater dining table. The main focal point of the room is the chimney breast with inset gas fire with marble surround and heart and wooden mantel piece. There is a useful under stairs storage cupboard, central ceiling light point, central heating radiator, coving to the ceiling and uPVC double glazed French style patio doors with matching side panels giving access to the rear garden.



FIRST FLOOR

FIRST FLOOR LANDING:

Accessed via the staircase from the entrance hallway, loft access, ceiling light point, central heating radiator and doors leading through to the following rooms:

BEDROOM ONE:

Measurements – 12'4" x 10'0" (3.76m x 3.05m)

A double bedroom to the rear of the property with a selection of built-in wardrobes and drawers. There is a ceiling light, central heating radiator and uPVC double glazed window overlooking the garden and trees beyond.



BEDROOM TWO:

Measurements – 12'4" x 8'10" (3.76m x 2.69m)

A further double bedroom with built-in storage cupboard, ceiling light point, central heating radiator and twin uPVC double glazed windows over the front of the property.



BATHROOM:

Measurements – 6'9" x 5'7" (2.06m x 1.70m)

Comprising of a three-piece suite in white with low flush close coupled w.c., pedestal hand basin with stainless steel mixer taps over and bath with mains fed shower over with wall mounted handheld attachment and mixer tap. There are inset spotlights to ceiling, extractor fan, central heating radiator and the room is partly tiled.

OUTSIDE

FRONT EXTERNAL

To the front of the property is a low-level hedge and lawned area with tarmac driveway providing off-street parking, a paved footpath leads to the front door.

REAR EXTERNAL

To the rear of the property there is fencing to three sides of a lawned area with hardstanding for a shed beyond. A footpath leads around the rear of the property for bin access.



ADDITIONAL INFORMATION

EPC rating - TBC
Property tenure – Freehold
Local authority – Barnsley Metropolitan Borough Council
Council tax band – A

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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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

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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.

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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 11/11/2026

PROPERTY VIEWING NOTES

Simon Blyth
ESTATE AGENTS



MAIN CONTACTS

T: +44 (0)1226 731730
W: www.simonblyth.co.uk
E: barnsley@simonblyth.co.uk

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