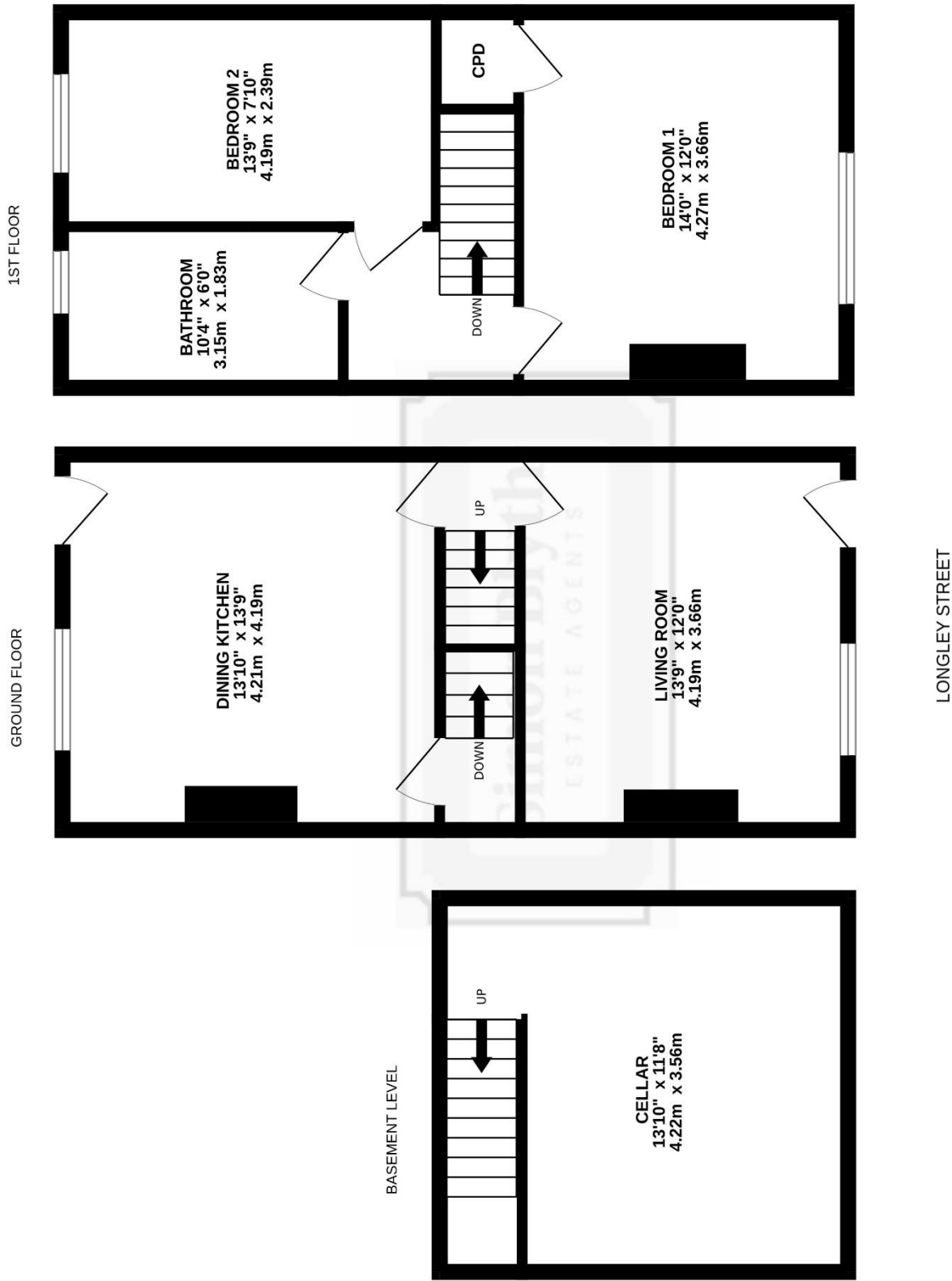




Simon Blyth
ESTATE AGENTS

Longley Street, Barugh Green, Barnsley, S75 1JZ



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 TWO-BEDROOM END-TERRACE PROPERTY IS OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN. BENEFITING FROM GENEROUS GARDENS TO THE REAR AND SIDE, THE HOME PRESENTS AN EXCELLENT OPPORTUNITY FOR FULL MODERNISATION, ALLOWING BUYERS TO CREATE AN IDEAL FAMILY RESIDENCE. ADDITIONAL FEATURES INCLUDE OFF-STREET PARKING AND CONVENIENT ACCESS TO BARNSELY HOSPITAL, BARNSELY TOWN CENTRE, AND KEY COMMUTER LINKS.

The property briefly comprises to ground floor: lounge, dining kitchen and access to the cellar. To the first floor there are two good size bedrooms and family bathroom. To the exterior there is a garden to the rear and off street parking to the front.

Offers in Region of £140,000

ENTRANCE

Entrance is gained via a wooden door with inset opaque glass panel with opaque glass pane above into the living room.

LIVING ROOM

A well-proportioned front facing reception room with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window overlooking the front of the property. The main focal point of the room is the chimney breast with electric fire.



DINING KITCHEN

Having a range of base and wall mounted units with integrated four ring electric hob, integrated grill oven, plumbing for a washing machine, stainless steel sink with chrome mixer tap over and space for further appliances. The room has two ceiling lights, central heating radiator, access to cellar, uPVC double glazed window and access to rear garden via wooden door.



CELLAR

Steps from the kitchen descend to the cellar, a spacious cellar with ample room for storage.

FIRST FLOOR LANDING

A staircase rises to the first-floor landing with ceiling light and a small wooden window overlooking the side of the property, from here we access the following rooms.

BEDROOM ONE

A spacious double bedroom with ceiling light, central heating radiator and uPVC double glazed window to the front of the property. There is also access to a storage cupboard which also provides access to the loft via a hatch.



BEDROOM TWO

A further generously sized bedroom with ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window overlooking the rear of the property.



BATHROOM

Comprising of a three-piece suite in white in the form of a low flush W.C, pedestal hand basin with taps over and a bath with chrome mixer taps and mains fed electric shower over. There is part tiling to walls, ceiling light, central heating radiator, extractor fan and uPVC double glazed obscure window to the rear of the property.



OUTSIDE

To the front of the property is hard standing with space for parking for one vehicle, Paving slabs continue down the side of the property to the rear. A large rear garden which has a paved area for a patio set and a large grass area with mature borders.





ADDITIONAL INFORMATION

EPC rating –

Property tenure – Freehold

Local authority – Barnsley Council

Council tax band – A

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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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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 16:30

Sunday - 11:00 to 16:00



MAIN CONTACTS

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