

Simon Blyth
ESTATE AGENTS

FOR SALE
Simon Blyth
ESTATE AGENTS
www.simonblyth.co.uk
01226 731730

Summer Lane, Barnsley
Barnsley

In Excess of **£120,000**



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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Summer Lane

Barnsley, Barnsley

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN IS THIS SPACIOUS TWO DOUBLE BEDROOM TERRACE PROPERTY. LOCATED NEAR BARNSELY HOSPITAL, EXCELLENT AMENITIES AS WELL AS TRANSPORT LINKS THIS PROPERTY WILL APPEAL TO A VARIETY OF BUYERS. The property briefly comprises, living room, spacious dining kitchen, cellar and downstairs shower room. To the first floor are two double bedrooms with additional W.C to bedroom one. Outside comprises of two low maintenance areas and access to garage providing off street parking.

Council Tax band: A

Tenure: Freehold

- TWO DOUBLE BEDROOMS
- CELLAR
- SPACIOUS ROOMS
- DOWNSTAIRS SHOWER ROOM
- OFF STREET PARKING
- GARAGE
- NO CHAIN
- CLOSE TO HOSPITAL AND LOCAL AMENITIES



ENTRANCE

Entrance gained via wooden door into the living room.

LIVING ROOM

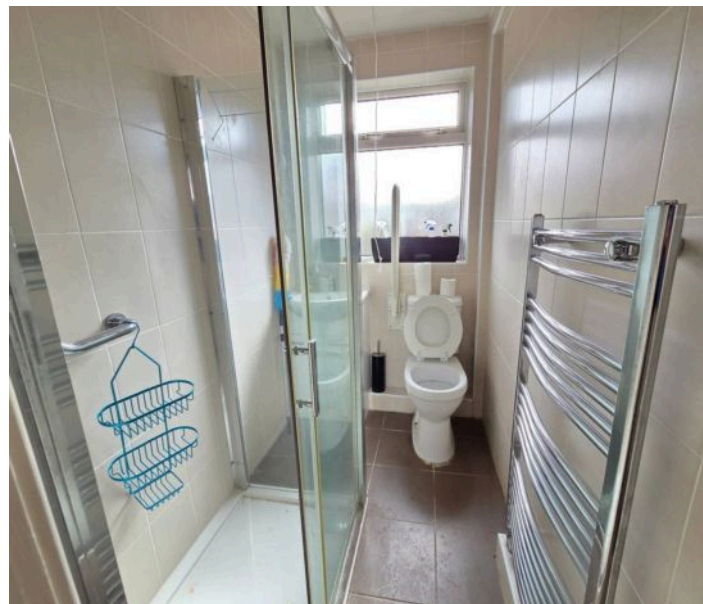
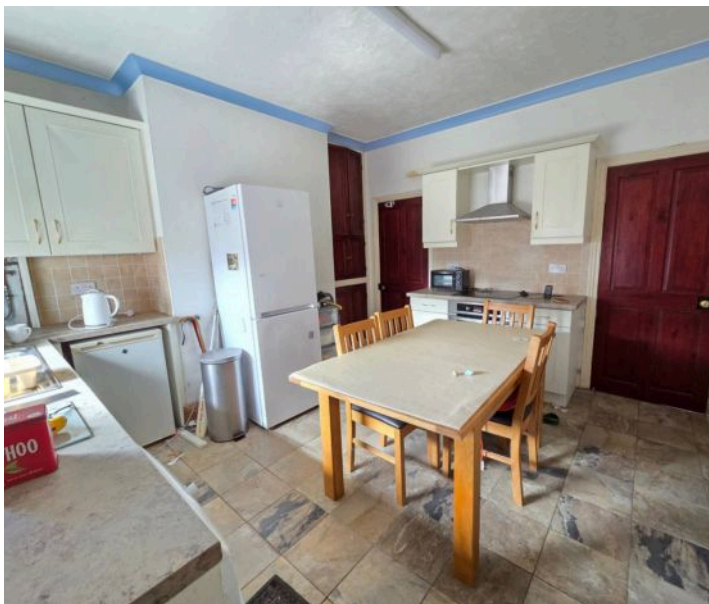
A spacious front facing reception room with the main focal point being the original fireplace with a cast iron fireplace with tile surround and a marble mantelpiece and a stone half. There is a ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to front. A wooden door then leads through to the inner hall and dining kitchen.

DINING KITCHEN

A well sized dining kitchen with ample room for dining furniture. The kitchen itself has a range of wall and base units in a white shaker style with laminate worktops over and tiled splashbacks. There is an integrated electric oven with electric hob and chimney style extractor fan over and a stainless steel one and a half bowl sink with chrome mixer tap over. The room has a ceiling strip light, tiled floor, cupboard housing the boiler, central heating radiator, access to cellar and uPVC double glazed window to rear.

DOWNSTAIRS SHOWER ROOM

Accessed off the kitchen the shower room comprises of a three piece suite in the form of; close coupled W.C, basin sat within vanity unit with chrome mixer tap over and shower enclosure with mains fed mixer shower within. The room has a ceiling light, full tiling to walls and floor, chrome towel / radiator and obscure uPVC double glazed window.



FIRST FLOOR LANDING

From the inner hall a staircase rises and turns to first floor landing with ceiling light and access to loft via a hatch.

From here we gain access to the following rooms.

BEDROOM ONE

A large front facing bedroom with ceiling light, central heating radiator, cast iron fireplace with mantel and uPVC double glazed window to front. A door gives access to W.C

W.C

The W.C has a ceiling light and comprises of a two piece suite in the form of close coupled W.C and pedestal basin with chrome taps over.

BEDROOM TWO

A further double bedroom with ceiling light, coving to the ceiling, decorative fireplace, central heating radiator and uPVC double glazed window to rear.

LOFT

The loft is accessed from the first-floor landing with pull down ladder. The loft has a ceiling light, boarded floors and Velux sky light



Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, corridors, stairs and the other areas are approximate and no responsibility is taken for any error. All dimensions are given in feet and inches. The floor plan is for information only and does not constitute a contract. The contract, options and applications shall be subject to the final plan and no guarantee is given as to the accuracy of the floor plan given. Made with AutoCAD 2000.



GARDEN

To the front of the home is perimeter walling with iron rails and low maintenance garden area. To the rear of the home is a further low maintenance garden with paved flagged path and perimeter fencing. A gate leads to a single garage and off-street parking.



ADDITIONAL INFORMATION

The EPC is a TBC and the council tax band is A , and we are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730

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

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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 am to 5:30pm

Saturday – 9:00 am – 2:00pm

Sunday – 11:00 am – 1:00pm



Simon Blyth Estate Agents

The Business Village, Barnsley Business & Innovation Centre
Innovation Way - S75 1JL

01226 731730

barnsley@simonblyth.co.uk

www.simonblyth.co.uk/

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