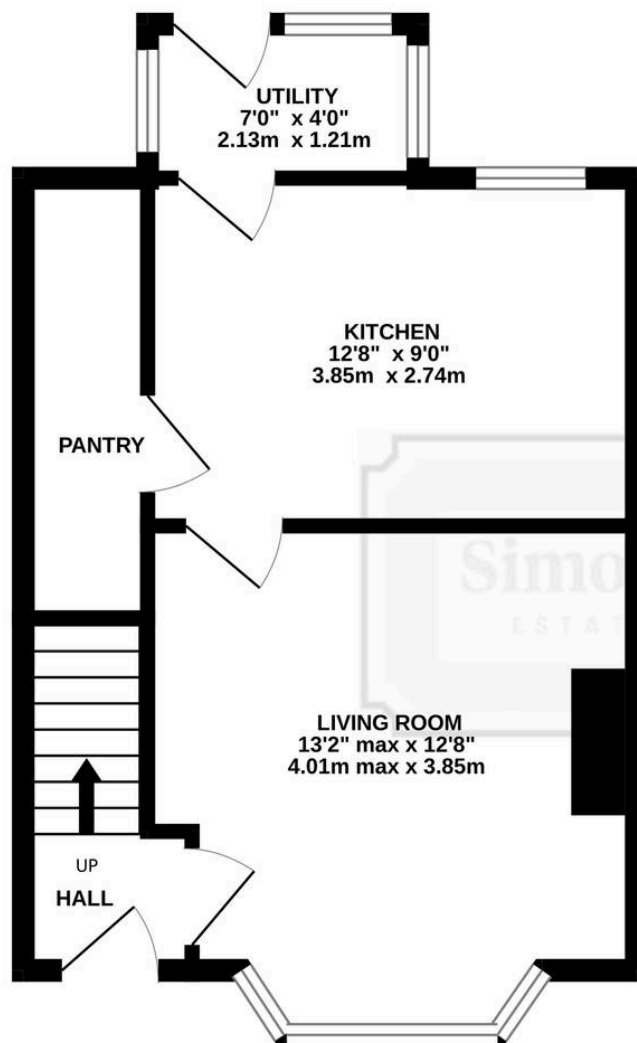




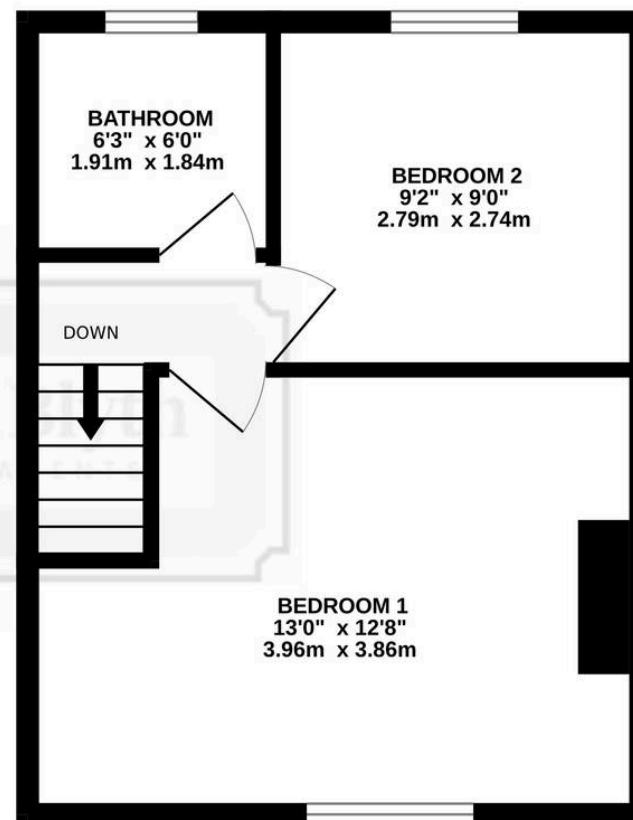
Wood Lane, Carlton, Barnsley
Barnsley

In Excess of **£120,000**

GROUND FLOOR



1ST FLOOR



WOOD LANE

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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Wood Lane

Carlton, Barnsley

THIS FULLY REFURBISHED MID TERRACED HOUSE IS BEING BROUGHT TO THE MARKET WITH PLENTY TO OFFER. WITH OFF-STREET PARKING FOR TWO VEHICLES AND A GENEROUS SIZED REAR GARDEN, THIS TWO BEDROOM PROPERTY IS IDEAL FOR FIRST TIME BUYERS OR INVESTORS. SITUATED ON A QUIET LANE CLOSE TO CARLTON CENTRE WITH ITS SCHOOLS, AMENITIES AND COMMUTER LINKS. IT IS A MUST SEE PROPERTY. The property briefly comprises; to ground floor: living room, kitchen, pantry and utility room. To the first floor there are two good size bedrooms and bathroom. To the exterior there is off-street parking for two vehicles at the front and to the rear there is a generous sized garden with patio areas.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- VERY WELL PRESENTED
- SPACIOUS
- TWO BEDROOMS
- OFF STREET PARKING
- INTEGRATED KITCHEN APPLIANCES
- UTILITY
- STORAGE PANTRY





ENTRANCE HALL

Entrance gained via composite door with opaque glass panels into entrance hall. With ceiling light, central heating radiator and staircase rising to first floor. From here we gain entrance to the following rooms.

LIVING ROOM

A spacious reception room with bay window to front, ceiling light and central heating radiator. The main focal point of the room being a multi-fuel stove which was installed last year professionally.

KITCHEN

The kitchen itself has a range of wall and base units in a shaker style with contrasting wood effect laminate worktops over with tiled splashbacks. There are integrated appliances in the form of; integrated fridge / freezer, integrated electric oven with four ring gas burner with extractor fan over and integrated stainless-steel sink with chrome mixer tap over. There is a breakfast bar seating area with integrated units, ceiling light, tiled flooring, central heating radiator, access to pantry, uPVC double glazed window overlooking the rear of the property and a wooden door.

PANTRY

A useful spacious storage space which contains the house boiler, we have been advised by the vendor it is an ideal logic boiler and was installed in August 2024.



UTILITY ROOM

Accessed from the kitchen, an addition to the property with uPVC double glazed windows to three sides, uPVC double glazed door leading to the rear of the property, ceiling light, tiled floor, plumbing for a free-standing washing machine and space for a dryer.

FIRST FLOOR LANDING

From the entrance hallway a staircase rises to first floor landing with ceiling light, access to loft via a hatch and access to the following rooms.

BEDROOM ONE

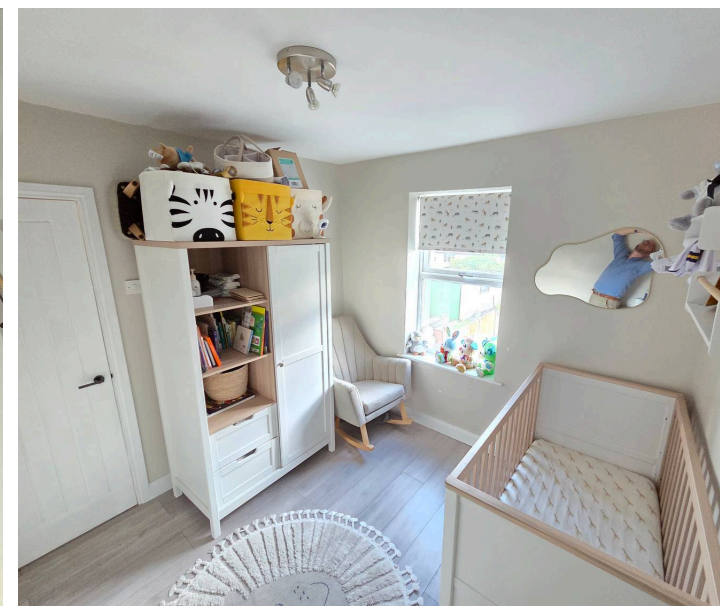
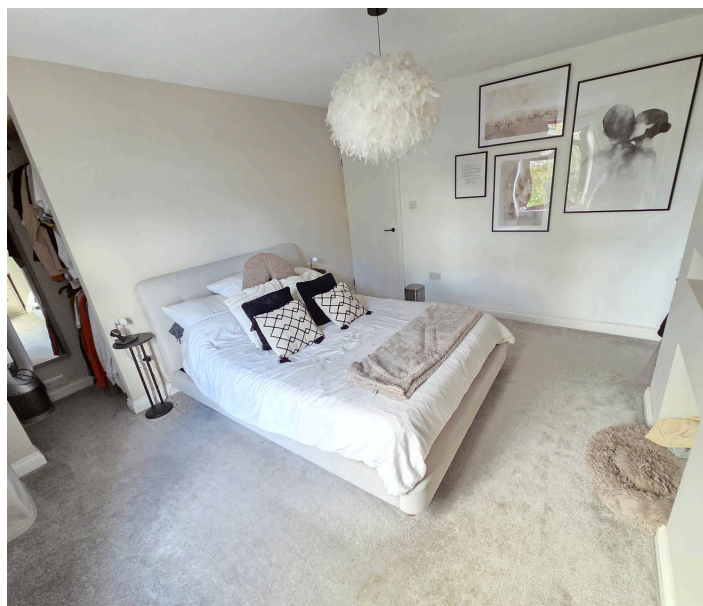
A spacious front facing double bedroom with ceiling light, central heating radiator, walk in wardrobe and uPVC double glazed window.

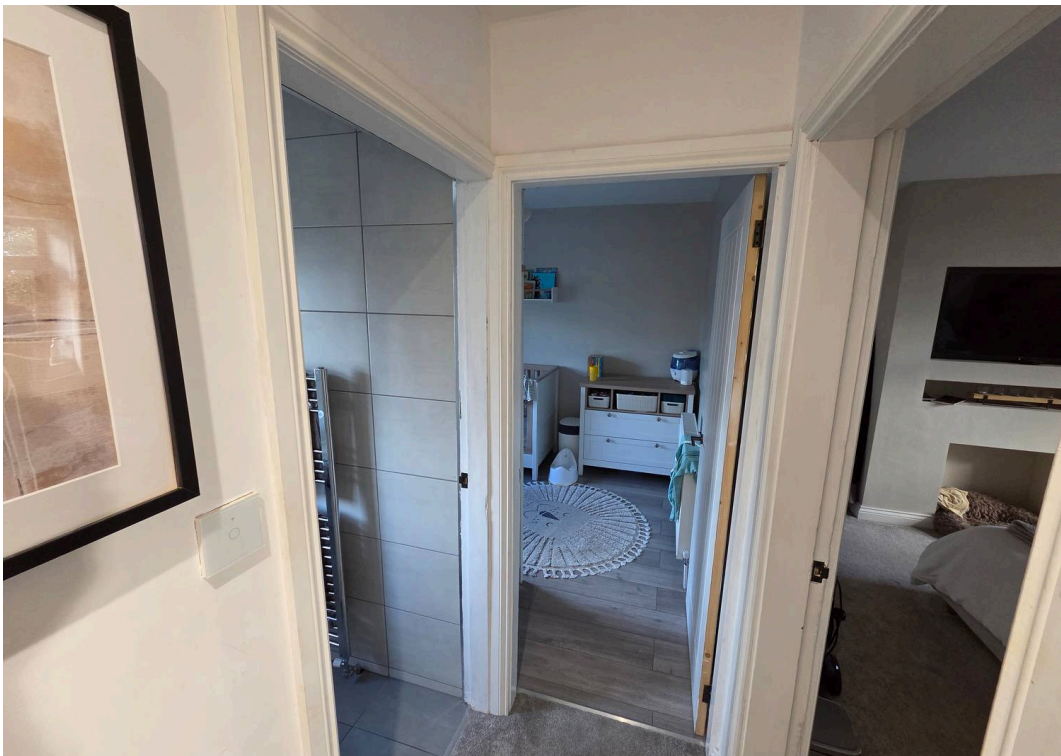
BEDROOM TWO

A rear facing bedroom with ceiling light, central heating radiator and uPVC double glazed window.

BATHROOM

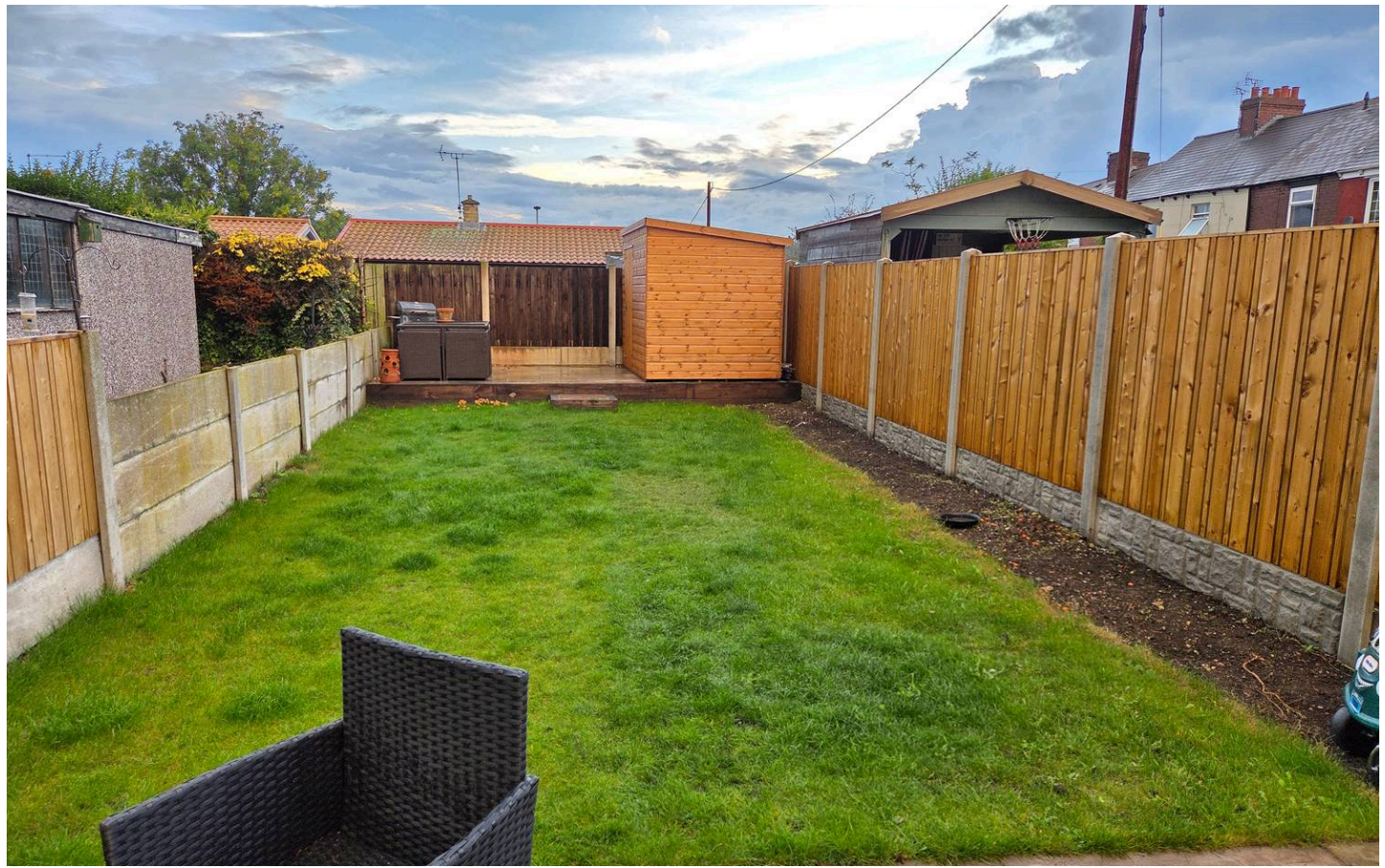
Comprising of a three-piece suite in the form of; close coupled W.C, pedestal basin with chrome mixer tap over and bath with chrome taps over with rainfall shower head with separate handheld attachment and glazed shower screen. The room has inset ceiling lights, full tiling to walls and floor, chrome towel rail / radiator, and obscure uPVC double glazed window.





GARDEN

To the front of the property is a tarmacked driveway providing off street parking for two vehicles. The rear consists of a hard standing which has right of access to one property. Beyond that is a fenced area which consists of a lawned area and hard standing patio area at the front and a raised patio area to the rear.



ADDITIONAL INFORMATION

The EPC is a C-69 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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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.

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



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