



12 The Grange

Woolley Grange, Barnsley, S75 5QP

For Sale £129,995

Holroyd Miller have pleasure in offering for sale this spacious and well proportioned first floor apartment situated on this ever popular and convenient development on the outskirts of Barnsley and Wakefield with stunning open views. Offering excellent accommodation for the first time buyer or investor with both gas fired central heating, UPVC double glazing. This first floor accommodation briefly comprising; secure ground floor communal entrance with intercom system leading to private reception hallway with spacious living room with dual aspect windows and French doors leading onto "Juliette" balcony, stunning open plan kitchen/diner with a range of integrated appliances, master bedroom having en suite shower room, a good sized second bedroom, combined bathroom. Outside, allocated parking, positioned ideally for those wishing to commute to either Leeds or Sheffield, yet at the same time offering a pleasant lifestyle adjoining open countryside with Yorkshire Sculpture Park and Newmillerdam only a short drive away. Offered with NO CHAIN, Viewing Recommended.

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GROUND FLOOR COMMUNAL ENTRANCE

With intercom system, stairs lead to First Floor.

PRIVATE ENTRANCE RECEPTION HALLWAY

With useful storage cupboard, intercom phone, central heating radiator.

LIVING ROOM

16' 2" x 12' 11" (4.94m x 3.95m)

A spacious living room with double glazed window and French doors leading onto "Juliette" balcony with two central heating radiators, opening to...

KITCHEN/DINER

17' 6" x 8' 3" (5.35m x 2.54m)

Fitted with a matching range of light oak fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, built in oven and hob with extractor hood over, integrated dishwasher, fridge and freezer, washer/dryer, tiling, double glazed window, central heating radiator.

MASTER BEDROOM

10' 0" x 10' 9" (3.05m plus doorwell x 3.30m)

With double glazed window with open views, central heating radiator.

ENSUITE SHOWER ROOM

Furnished with modern white suite with low flush w/c, pedestal wash basin, shower cubicle and tiling, central heating radiator.

BEDROOM

11' 11" x 8' 8" (3.64m x 2.66m)

A good sized second bedroom with double glazed window with open views, central heating radiator.

HOUSE BATHROOM

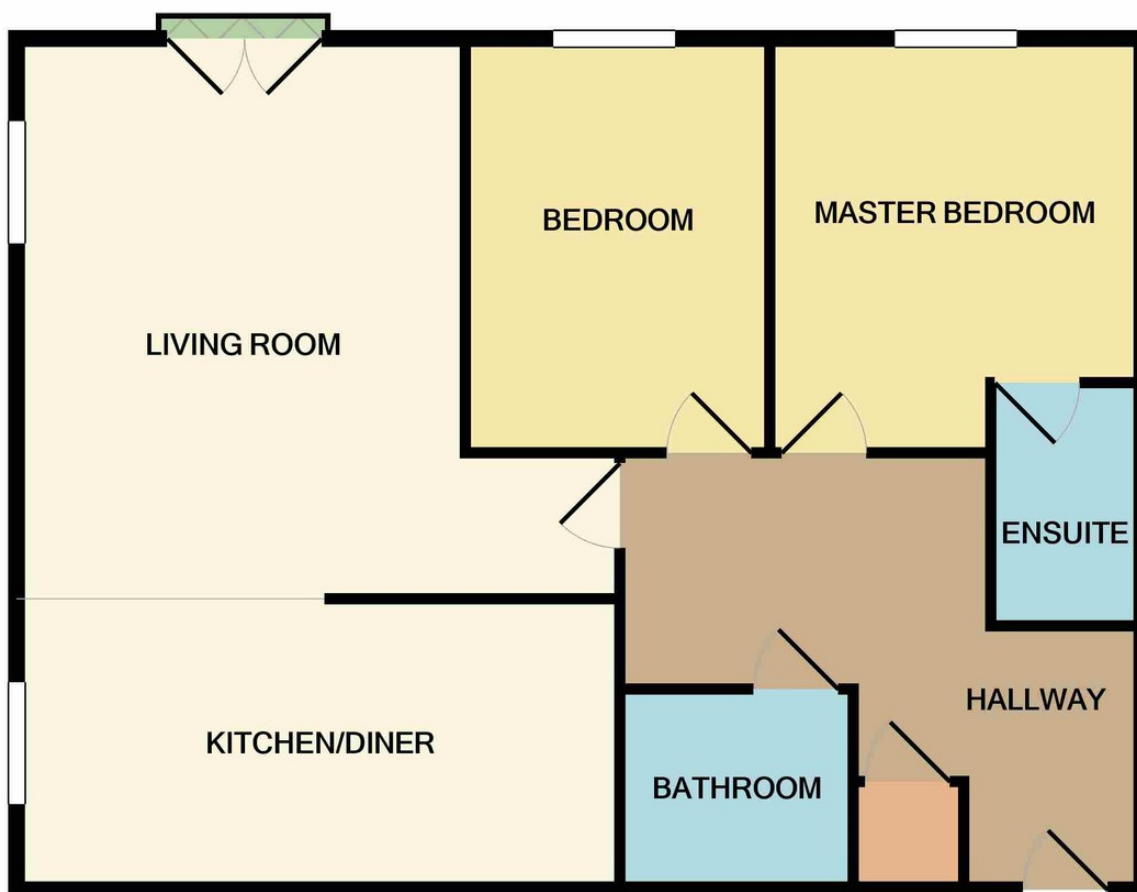
Furnished with modern white suite comprising; pedestal wash basin, low flush w/c, paneled bath, half tiling, central heating radiator.

OUTSIDE

The property has one allocated parking space. Please note the property is Leasehold on a 999year lease from 2006 with an annual ground rent of £100 and a service charge of £29.21 per week, payable to RMG Woolley Grange MCL Development Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





TOTAL APPROX. FLOOR AREA 810 SQ.FT. (75.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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