



**Commercial Street, Barnsley S70**

**PRICE: £85,000**

- VACANT POSSESSION
- THREE BEDROOMS
- WELL PROPORTIONED ACCOMMODATION
- GOOD ACCESS TO THE TOWN CENTRE
- LOCAL SERVICES & AMENITIES
- M1 ACCESS
- IDEAL FIRST TIME BUYER

Presented to the market with vacant possession and no onwards vendor chain is this three bedroom mid-terrace property which is situated a stones throw from Barnsley town centre, is an ideal purchase for first time buyers and investors alike with a healthy rental yield available. The property benefits from well proportioned accommodation and having a rear enclosed garden with a brick built outhouse.

Viewing: Contact the agents

Appointment date/time:

Draft brochure - awaiting approval

## Accommodation Comprises

Presented to the market with vacant possession and no onward vendor chain is this three bedroom mid-terrace property which is situated a stones throw from Barnsley town centre, is an ideal purchase for first time buyers and investors alike with a healthy rental yield available. The property benefits from well proportioned accommodation and having a rear enclosed garden with a brick built outhouse.

Accommodation comprises:

### GROUND FLOOR

A double glazed UPVC entrance door opens into the lounge.

### LOUNGE

11' 0" x 12' 1" (3.35m x 3.68m)

Having a Living Flame gas feature fire place set onto the chimney breast, a front facing double glazed window, a double panelled central heating radiator and benefits from high ceilings. Access is provided into the inner hallway.

### INNER HALLWAY

Having stairs which rise to the first floor level which in turn provides access into the dining kitchen.

### DINING KITCHEN

13' 7" x 12' 1" (4.14m x 3.68m)

Situated to the rear of the property the dining kitchen has a hard wood entrance door opening into the rear garden and a double glazed window. The kitchen is presented with a range of Laminate wall and base units, which are topped with a wood effect roll edge work surface which incorporates a stainless steel sink unit and drainer with a mixer tap over. Appliances include a fan assisted electric oven with a four ring gas hob. The kitchen is in need of some cosmetic upgrade, but is a very well proportioned room offering the prospective buyer plenty of scope. The room is finished with a feature gas fire set into the chimney breast, has a central heating radiator, tiling to the floor and presents access down into the cellar.

### CELLAR

Which offers a useful storage area.

### FIRST FLOOR LANDING

Giving access to two bedrooms and the family bathroom, having a central heating radiator and stairs rising to the second floor attic bedroom.

### BEDROOM ONE

11' 2" x 12' 2" (3.4m x 3.71m)

This very well proportioned double bedroom is situated to the front of the property, benefits from a large over stairs storage cupboard and has a front facing double glazed window and a central heating radiator.

### BEDROOM TWO

10' 8" x 6' 8" (3.25m x 2.03m)

Located to the rear aspect of the property, this large single bedroom has a rear facing double glazed window and a central heating radiator.

### FAMILY BATHROOM

Presented with a three piece suite finished in white, comprising a panelled bath with a mains shower over, a low flush W.C and a pedestal wash hand basin. The walls and floor are fully tiled in a modern tile, there is a rear facing obscure double glazed window, a central heating radiator and built in storage cupboards.

Stairs rise from the landing to the attic bedroom

### ATTIC BEDROOM THREE

12' 2" x 12' 10" (3.71m x 3.91m)

This second double bedroom situated on the top floor has good head height and features a Velux Skylight window to the rear aspect, gives access to under eaves storage and a cupboard which houses the Water tank.

### EXTERNALLY

The front of the property abuts the road. To the rear is an enclosed garden with access to a rear alley way, benefits from a brick built outhouse being a fantastic storage area. The garden is low maintenance being mainly gravelled with fenced boundaries.

### IMPORTANT NOTE

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991

When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Lancasters Property Services or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Lancasters Property Services accept no responsibility for errors or omissions. These particulars do not form the basis of any contract nor constitute any part of an offer of a contract.



%epcGraph\_c\_1\_182%