

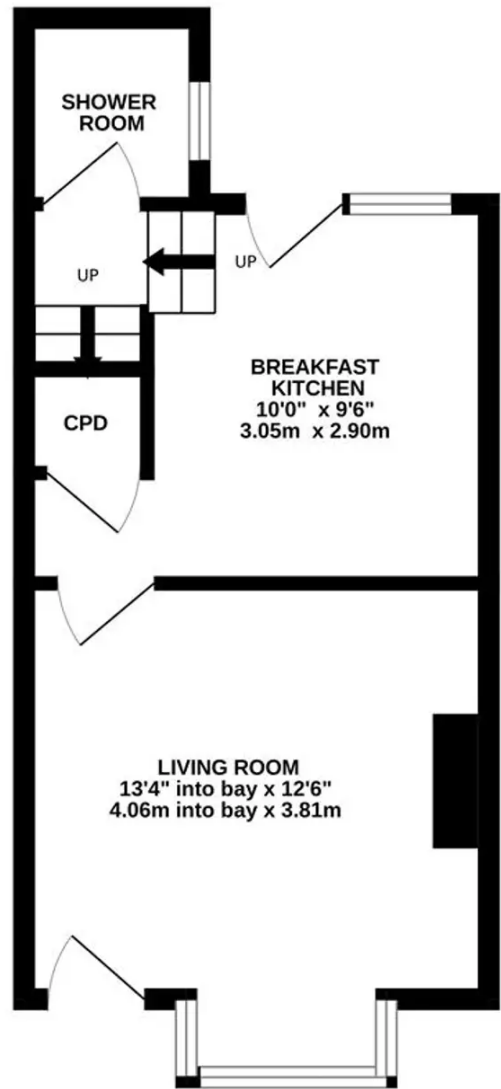


**Winter Avenue, Barnsley, S75 2ER**

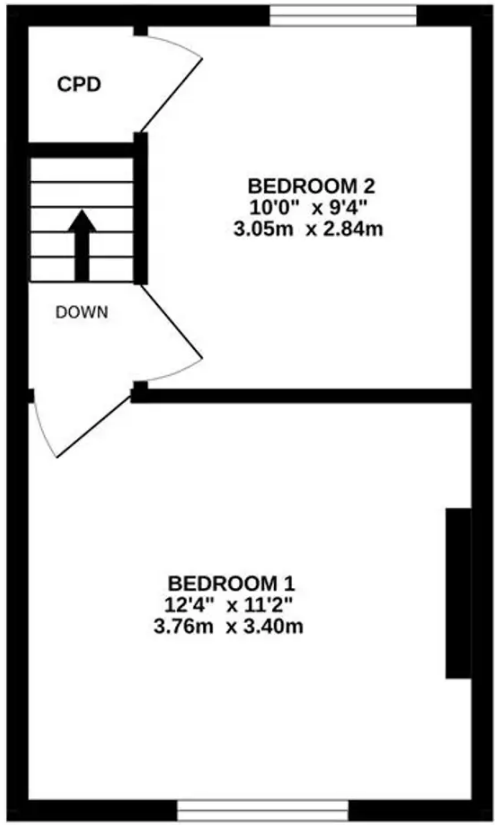
Barnsley

**OFFERS AROUND £117,995**

GROUND FLOOR



1ST FLOOR



WINTER AVENUE

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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## Winter Avenue

### Barnsley

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN IS THIS TWO DOUBLE BEDROOMED BRICK TERRACED PROPERTY. IDEALLY SITUATED CLOSE TO BARNSELY'S MANY AMENITIES AND JUST A STONES THROW AWAY FROM THE HOSPITAL. HAVING BEING REDECORATED THROUGHOUT, THE ACCOMMODATION BRIEFLY COMPRISES;

To ground floor- living room, breakfast kitchen, split level landing giving access to shower room, to first floor there are two double bedrooms. The property has gas central heating, uPVC double glazing throughout and gardens to front and rear. Please call the office to arrange a viewing at your earliest convenience. The EPC is a 54-E and the Council Tax band is an A.

- CLOSE TO LOCAL AMENITIES
- POPULAR LOCATION
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND A
- MUST BE VIEWED
- FRONT AND REAR GARDENS
- NO UPPER VENDOR CHAIN



### **ENTRANCE**

Entrance gained via uPVC and obscure glazed door with a glazed panel over into the living room.

### **LIVING ROOM**

A front facing reception space with the main focal point being a gas fire within surround. There is a ceiling light, picture rail, central heating radiator and a uPVC double glazed bay window to the front.

### **BREAKFAST KITCHEN**

A door opens through to the breakfast kitchen. With room for a breakfast table and chairs, the kitchen has a range of wall and base units in a wood effect shaker style, with laminate worktops and matching upstand. There are integrated appliances in the form of; electric oven with electric hob and extractor fan over, plumbing for a washing machine, and space for a fridge freezer. There is a stainless steel sink with a chrome mixer tap over, a ceiling light, central heating radiator, uPVC double glazed window to the rear, and obscure uPVC double glazed door giving access out. There is access to under stairs storage cupboard. A door then opens to the staircase which rises 3 steps to split level landing, where a door opens to the shower room.



### **SHOWER ROOM**

Comprising a three piece white suite in the form of; close couple W.C, pedestal basin with chrome taps over, and shower enclosure with Triton Cara electric shower within. There is a wall light, extractor fan, part tiling to walls, central heating radiator and obscure uPVC double glazed window.

### **FIRST FLOOR LANDING**

From the landing, the staircase rises to the first floor landing, with ceiling light. Here we gain access to the following-

### **BEDROOM ONE**

An excellently proportioned front facing double bedroom with a ceiling light, picture rail, central heating radiator and uPVC double glazed window.

### **BEDROOM TWO**

A further double bedroom with ceiling light, central heating radiator, uPVC double glazed window to the rear, and cupboard above the stairs which houses the Ideal Logic combination boiler.



**Simon Blyth**

ESTATE AGENTS



## OUTSIDE

To the front, a timber gate opens to a front garden which has perimeter walling and fencing with flagged area and flowerbeds. To the rear is an enclosed garden with central path, flowerbeds and lawned space, and a concrete area behind the home for seating, access to brick built outbuilding, and pedestrian access out from the rear via a timber gate.

## **ADDITIONAL INFORMATION**

EPC Rating is E and we are informed by the vendor that the property is freehold

## **COUNCIL TAX BAND**

**A**

## **VIEWING:**

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

## **BOUNDRY 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 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



## Simon Blyth Estate Agents

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