



31 Sheepcote Walk, Barnsley
Barnsley

£170,000



Sheepcote Walk

Barnsley, Barnsley

AN IDEAL PURCHASE FOR A NUMBER OF BUYERS THIS WELL PRESENTED SPACIOUS THREE BEDROOM MID TERRACE PROPERTY IS SITUATED CLOSE TO BARNESLEY TOWN CENTRE AND TRANSPORT LINKS. The accommodation on offer briefly comprises: To the ground floor, entrance porch, living room and dining kitchen. To the first floor, there are three bedrooms and house bathroom. Externally, the property has off street parking to the front and a low maintenance garden to the rear. The EPC rating is TBC and the council tax band is A.

- SPACIOUS ACCOMMODATION
- MODERN FIXTURES AND FITTINGS THROUGHOUT
- OFF STREET PARKING
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO LOCAL AMENITIES





DINING KITCHEN

With ample room for dining table and chairs, the kitchen has a range of wall and base units in a white gloss with laminate worktops and stainless steel sink with chrome mixer tap over. There is ceiling light, central heating radiator, plumbing for a washing machine, part tiling to the walls, space for an American style fridge freezer and an integrated oven with four burner gas hob and extractor fan over. There is a uPVC double glazed window to the rear and further uPVC twin French doors, giving access out to the rear garden.

LIVING ROOM

A front facing reception space, with ceiling light, central heating radiator, staircase rising to the first floor and uPVC double glazed window to the front.



BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

With ceiling light, central heating radiator and uPVC double glazed window.

BATHROOM

Comprising a three piece white suit in the form of close coupled W.C., pedestal basin with chrome mixer tap over and bath with chrome mixer tap. There is ceiling light, central heating radiator and obscure uPVC double glazed window.

OUTSIDE

To the front of the home is a driveway, providing off street parking for two vehicles and low maintenance gravelled area. Immediately from the French doors in the dining kitchen, there is a flagged patio seating area with a lawned garden space and further flagged patio. the garden is fully enclose with perimeter fencing.





ADDITIONAL INFORMATION

The EPC rating is C-71 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)

COPYRIGHT

Unauthorized reproduction prohibited.

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

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

01226 731730

barnsley@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924	01484	01484	01484	01226	01143 216	01226	01977	0113	01422
361631	651878	689689	603399	762400	590	731730	800259	4689331	417000