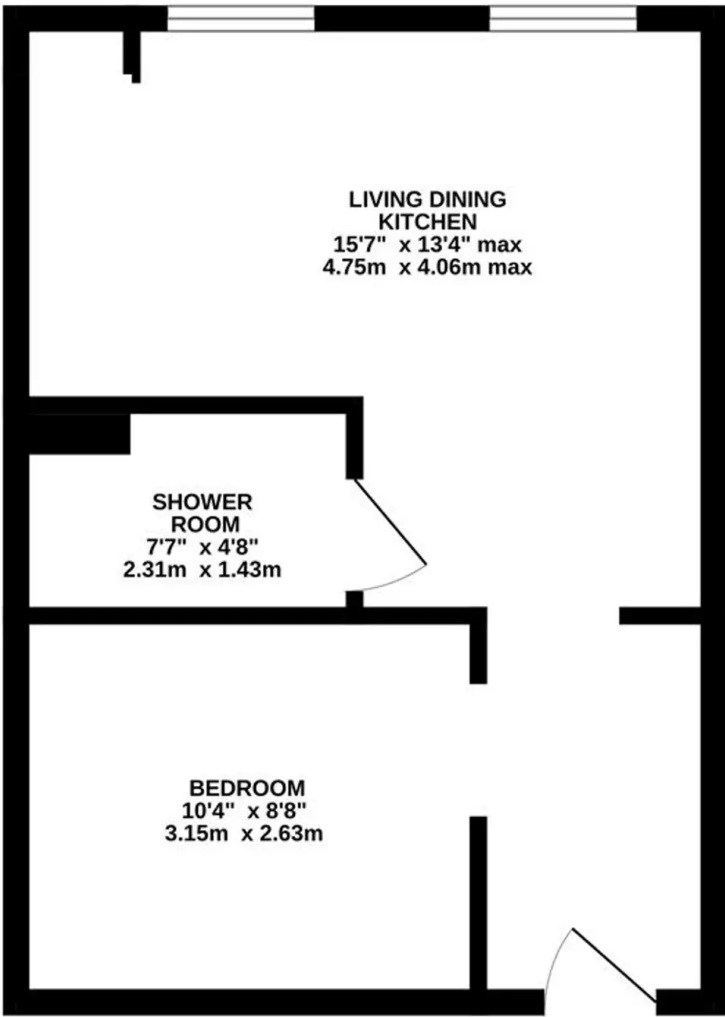




Regent House, 11 Regent Street, Barnsley, S70 2AT

OFFERS AROUND £55,000

Barnsley



REGENT HOUSE

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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Apartment 2

Regent House, Barnsley

IDEALLY SITUATED IN THE CENTRE OF THIS BUSTLING TOWN WE OFFER TO THE MARKET THIS PURPOSE BUILT ONE BEDROOM APARTMENT WITH NO UPPER VENDOR CHAIN. Accommodation briefly comprises; open plan living / dining / kitchen, bedroom, and shower room. The property enjoys views of the town from its floor position.

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- OPEN PLAN DINING LIVING KITCHEN
- MODERN
- SOLD WITH SITTING TENANT
- TOWN CENTRE
- ONE BEDROOM



ENTRANCE HALLWAY

A door opens through to the entrance hallway with inset ceiling spotlights and here gain access to the following.

BEDROOM

A double sleeping space with inset ceiling spotlights, continuation of the wood effect laminate flooring and a wall mounted electric heater.

SHOWER ROOM

A modern shower room comprising a three-piece white suite in the form of; low level W.C, basin sat within a vanity unit with chrome mixer tap over and Shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, part tiling to walls, tiled floor and electric chrome towel rail.

COMMUNAL ENTRANCE

Entrance gained via communal entrance and the property can be found on the ground floor.

OPEN PLAN DINING LIVING KITCHEN

A multi-functional open plan space with ample room for a dining and lounge furniture. The kitchen space has a range of wall and base units in a wood effect with laminate worktops and matching splashback and wood effect laminate flooring. There is an electric oven with electric hob with glass splash back and chimney style extractor fan over. There is an integrated fridge and stainless-steel sink with chrome mixer tap over. There are inset ceiling spotlights to kitchen and under cupboard lighting, pendant light over living space and natural light is gained via two separate uPVC double glazed windows to rear. The room is heated via a wall mounted electric heater.





ADDITIONAL INFORMATION

The EPC rating is C-63 and the council tax band is A and we are informed by the vendor that the property is leasehold.

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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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 TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 13:00pm



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