



**50 Ladywood Road, Grimethorpe**  
Barnsley

**£95,000**



## Ladywood Road

Grimethorpe, Barnsley

FOR SALE BY MODERN METHOD OF AUCTION;  
STARTING BID PRICE £95,000 PLUS RESERVATION  
FEE.

### **SOLD WITH A SITTING TENANT**

A WELL-PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED HOME WITH IMPRESSIVE DOUBLE GARAGE AND GARDENS TO THREE SIDES. WITH THE ADVANTAGE OF HAVING A SITTING TENANT IDEAL FOR INVESTORS WANTING TO START ADD TO THEIR PORTFOLIO. THIS WELL-PROPORTIONED HOME OFFERS THE FOLLOWING ACCOMMODATION OVER TWO FLOORS.

- BREAKFAST KITCHEN
- CONSERVATORY
- THREE BEDROOMS
- SEMI DETACHED
- NO CHAIN
- SPACIOUS
- IDEAL INVESTMENT
- MODERN METHOD OF AUCTION





### **ENTRANCE HALLWAY**

Entrance gained via a composite and decoratively glazed door into entrance hallway with, ceiling light, staircase rising to first floor a door opens through to the living room.

### **LIVING ROOM**

A front facing reception space with ceiling light with ceiling rose, central heating radiator and uPVC double glazed window to front. A door opens through to the breakfast kitchen.

### **BREAKFAST KITCHEN**

With a breakfast bar seating area there are a range of wall and base units in a ivory shaker style with contrasting laminate worktops and tiled splashbacks. There is space for a range cooker with chimney style extractor fan over, plumbing for a washing machine, plumbing for slimline dishwasher, space for American style fridge freezer, ceiling light with ceiling rose and central heating radiator. An archway leads through to the conservatory.

### **CONSERVATORY**

An impressive extension to the home offering further flexible reception space and is currently used as a dining area with ceiling light, ceiling fan and enjoying uPVC double glazing to three sides with twin French doors giving access out. From the breakfast kitchen an archway leads through to the inner hallway.



### **INNER HALLWAY**

With ceiling light, space for tumble dryer, central heating boiler and a composite and decoratively glazed door gives access to the side of the property.

### **FIRST FLOOR LANDING**

From the entrance hallway a staircase rises to the first-floor landing with ceiling light, access to loft via a hatch and uPVC double glazed window to side. Here we gain access to the following rooms.

### **BEDROOM ONE**

A fabulously proportioned master bedroom with ceiling light, central heating radiator, cupboard under the stairs and uPVC double glazed window to front.

### **BEDROOM TWO**

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

### **BEDROOM THREE**

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





### **BATHROOM**

Comprising a three-piece white suite in the form of; close couple W.C, pedestal basin with chrome mixer tap over, bath with chrome mixer tap with shower attachment. There is a ceiling light, extractor fan, full tiling to walls, chrome towel rail / radiator and obscure uPVC double glazed window to rear.

### **OUTSIDE**

The property enjoys a generous plot with gardens to three sides. To the front of the home a timber gate opens onto path with lawned area to front with perimeter walling and a gate gives access to the side of the property where there is additional lawned space with perimeter walling and hedging. To the rear of the home is a composite decked area providing seating space with access to outbuilding with lawned garden with perimeter hedging and tree. To the bottom of the garden there is a double garage with vehicle access via iron gates.

### **AUCTIONEERS COMMENTS**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

### **REFERRAL ARRANGEMENTS**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



## ADDITIONAL INFORMATION

The EPC rating is TBC 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)

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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

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## 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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