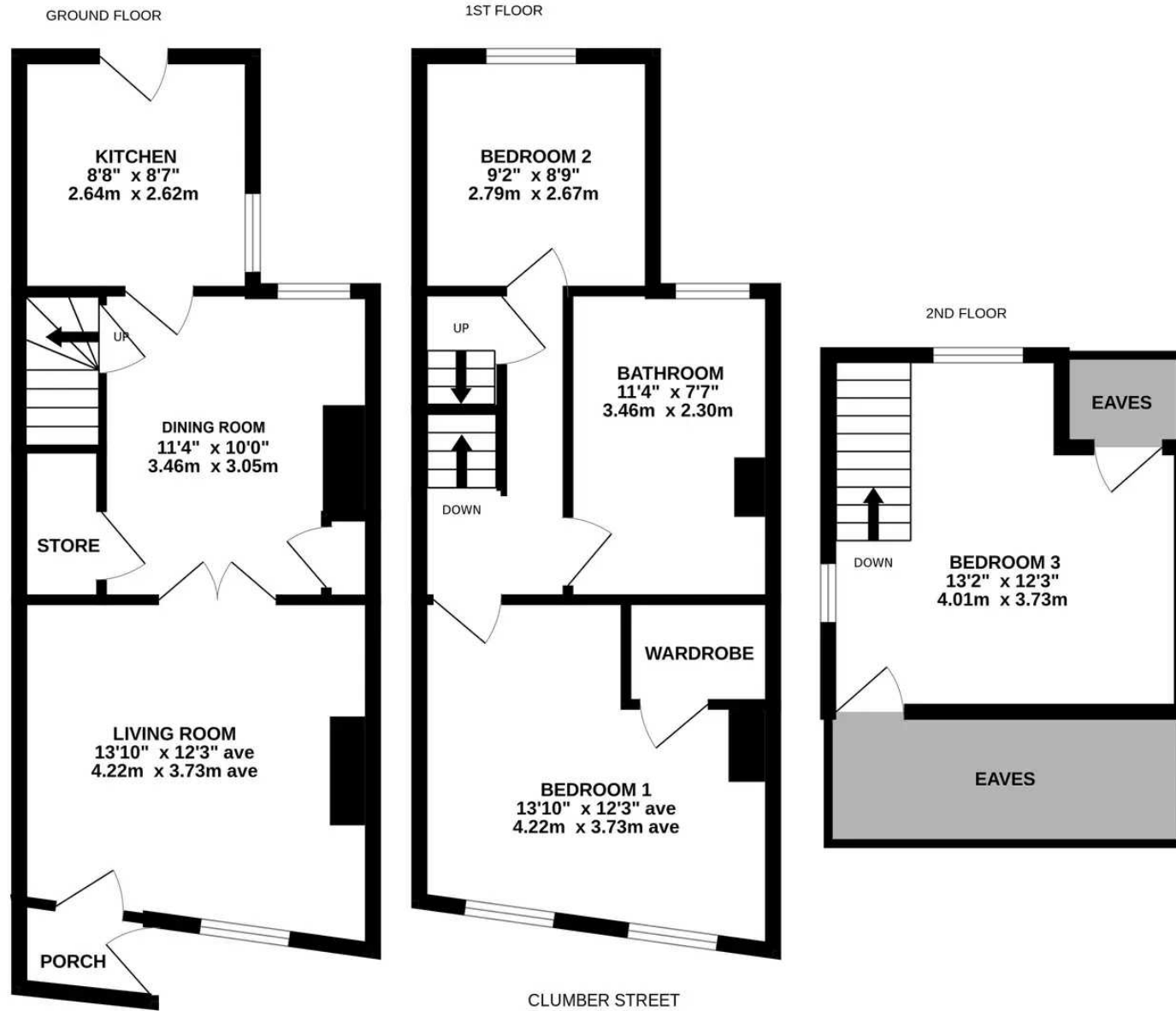




Clumber Street

Barnsley

In Excess of **£130,000**



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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Clumber Street

Barnsley

IDEALLY SITUATED CLOSE TO THE BARNLSLEY TOWN CENTRE AND HOSPITAL, WE OFFER TO THE MARKET THIS EXCELLENTLY PROPORTIONED THREE DOUBLE BEDROOM SEMI-DETACHED HOME SITUATED ON A NO THROUGH ROAD AND THE ADVANTAGE OF NO UPPER VENDOR CHAIN. OFFERING A WEALTH OF ACCOMMODATION OVER THREE FLOORS, THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, entrance porch, living room, dining room, and fitted kitchen with integrated appliances. To the first floor, there are two bedrooms and spacious family bathroom and to the second floor there is a further double bedroom. Outside, there is a well sized yet low maintenance garden to the rear. The EPC rating is D-59 and the council tax band is A.



ENTRANCE

Entrance gained via uPVC and obscure double glazed door into the entrance porch.

ENTRANCE PORCH

With ceiling light and uPVC double glazed window to the front. A uPVC and obscure glazed door then leads through to the living room.

LIVING ROOM

A front facing reception space, with ceiling light, coving to the ceiling, central heating radiator, wood effect laminate flooring and uPVC double glazed window. Twin French doors in timber and glazing open through to the dining room.

DINING ROOM

With ample room for dining table and chairs, there is ceiling light, coving to the ceiling, built in cupboard, continuation of the wood effect laminate flooring, central heating radiator and uPVC double glazed window to the rear. A door opens through to a useful storage cupboard underneath the stairs and a further door opening through to the staircase rising to the first floor.

KITCHEN

A fitted kitchen with a range of wall and base units in a high gloss white with contrasting wood effect laminate worktops and tile splashbacks. There are integrated appliances in the form of an electric oven with microwave and five burner gas hob with chimney style extractor fan over, integrated dishwasher, integrated under counter fridge and freezer, plumbing for a washing machine and a one and a half bowl stainless steel sink with chrome mixer tap over. There are inset ceiling spotlights and natural light is gained via uPVC double glazed window to the side and uPVC and obscure glazed stable style door giving access to the rear garden.



FIRST FLOOR LANDING

From the dining room, a door opens to the staircase rising to the first floor landing, with two ceiling lights, central heating radiator and here we gain access to the following rooms.

BEDROOM ONE

An excellently proportioned double bedroom with ceiling light, central heating radiator and the room enjoys natural light via two separate uPVC double glazed windows to the front. A door then opens through to the walk in wardrobe.

WALK IN WARDROBE

With ceiling light and extractor fan.

BEDROOM TWO

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

BATHROOM

An excellently proportioned family bathroom with a four piece white sanitary ware in the form of close coupled W.C., pedestal basin with chrome taps over, bath with chrome taps and shower enclosure with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, part tiling to the walls, chrome towel rail/radiator and obscure uPVC double glazed window to the rear.

SECOND FLOOR LANDING

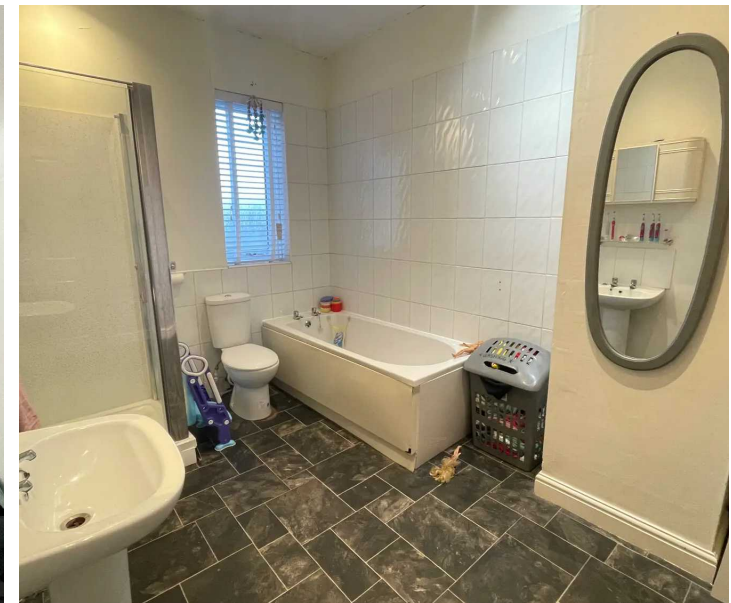
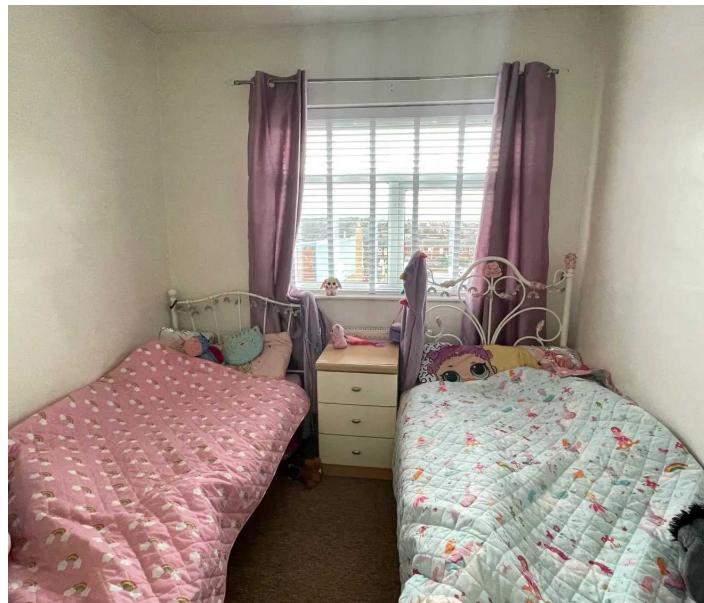
From the first floor landing a door opens to the staircase, which ascends to the second floor where we find bedroom three.

BEDROOM THREE

A further double bedroom with inset ceiling spotlights, central heating radiator, dormer window to the rear and uPVC double glazed window to the side. There is also access to under eaves storage.

OUTSIDE

To the rear of the home is a full enclosed garden with perimeter fencing and is low maintenance in nature being predominantly flagged and there is hard standing for a shed.





ADDITIONAL INFORMATION

The EPC is a D-59 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

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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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