



Ballfield Mews, Darton, S75 5FJ

Barnsley

In Excess of **£200,000**



BALLFIELD MEWS

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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3 Ballfield Mews

Darton, Barnsley

A BEAUTIFULLY PRESENTED AND WELL PROPORTIONED THREE DOUBLE BEDROOM END TOWN HOUSE, OFFERING A WEALTH OF ACCOMMODATION IN A THREE STOREY CONFIGURATION AND ENJOYING THIS LITTLE KNOWN TUCKED AWAY POSITION WITH A HANDFUL OF OTHER PROPERTIES. A MODERN HOME IDEALY SITUATED FOR BARNSELY'S MANY AMENITIES AND ACCESS TO THE M1 MOTORWAY.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- OFF STREET PARKING
- ENCLOSED REAR GARDEN
- BEAUTIFULLY PRESENTED
- THREE STOREY CONFIGURATION
- THREE DOUBLE BEDROOMS



ENTRANCE HALL

Entrance gained via composite and obscure glazed door into the entrance hall, with ceiling light, central heating radiator, wood effect laminate flooring and staircase rising to the first floor. A door opens through to the living room.

LIVING ROOM

A front facing reception space with uPVC double glazed window, ceiling light, central heating radiator and oak effect quick step impressive flooring. There is also access to a useful storage cupboard underneath the stairs with plumbing for a washing machine and a further door opening to the breakfast kitchen.

BREAKFAST KITCHEN

With a central island incorporating a breakfast bar seating area, the kitchen itself has a range of wall and base units in a high gloss white with contrasting worktops with matching upstands and complemented by continuation of the wood effect laminate flooring. There are integrated appliances in the form of electric oven and four burner electric hob with glass splashback and chimney style extractor fan over, integrated fridge freezer, integrated dishwasher and a stainless steel inset sink with chrome mixer tap over. There are inset ceiling spotlights, central heating radiator and natural light gained via twin French doors in uPVC with matching side panels giving access out and further window. A door opens to the downstairs W.C.

DOWNSTAIRS W.C.

With continuation of the wood effect flooring, there is a two piece sanitary ware in the form of close coupled W.C. and wall mounted basin with chrome mixer tap over. There is ceiling light, extractor fan and central heating radiator.



FIRST FLOOR LANDING

From the entrance hallway the staircase rises to the first floor landing with spindle balustrade, two central heating radiators, two ceiling lights and uPVC double glazed window to the front. Here we gain entrance to the following rooms.

BEDROOM TWO

An excellently proportioned double bedroom with fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the rear.

BEDROOM THREE

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

SHOWER ROOM

A modern shower room comprising a three piece white suite in the form of low level W.C., basin sat within vanity unit with chrome mixer tap over and walk in shower with mains fed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, wood effect flooring, towel rail/radiator and obscure uPVC double glazed window to the rear.





SECOND FLOOR LANDING

From the first floor landing the staircase rises to the second floor with ceiling light and access to bedroom one.

BEDROOM ONE

An excellently proportioned double bedroom with natural light gained via velux skylights to both the front and the rear. There are inset ceiling spotlights, central heating radiator and access to the en-suite bathroom.

EN-SUITE BATHROOM

Comprising a three piece white suite in the form of close coupled W.C, pedestal basin with chrome mixer tap over and bath with chrome mixer tap and shower attachment. There are inset ceiling spotlights, extractor fan, part tiling to the walls, wood effect flooring, towel rail/radiator and velux skylight to the rear.

OUTSIDE

The property is sat tucked back from Ballfield Lane and sits with just four other properties. A personal iron gate and remote control operated sliding iron gate opens onto the complex, however they are not currently in operation, this leads onto a block paved muse. To the side of the home there is an off street parking space which offers off street parking for two vehicles. A gate then opens to the rear garden, the the rear of the home is a low maintenance garden with a flagged patio seating area, raised wooden decked space and hard standing for a shed, all fully enclosed with perimeter fencing.





ADDITIONAL INFORMATION

The EPC is TBC and the council tax band is B, 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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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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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



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