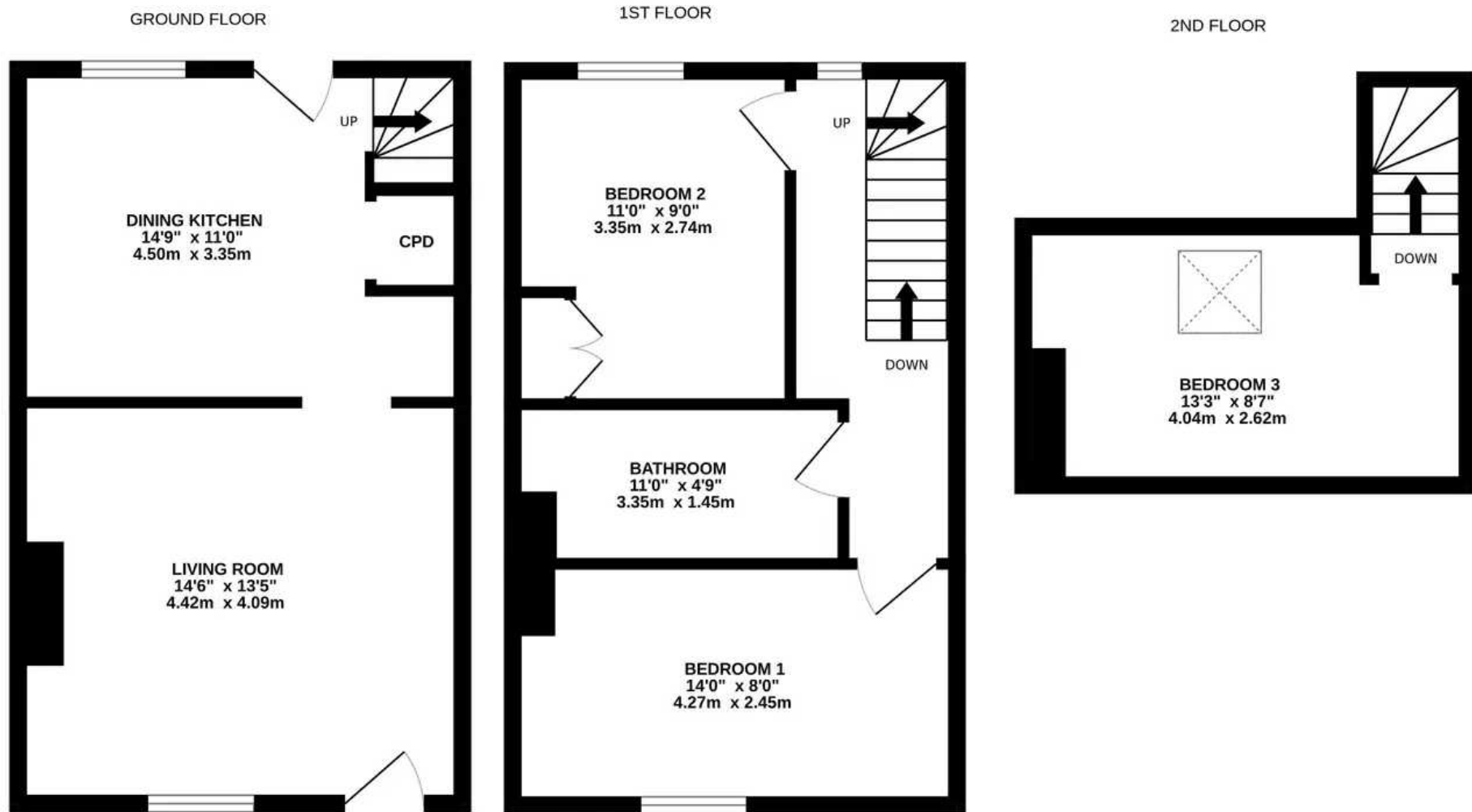




**Rockingham Street, Birdwell**

Barnsley



ROCKINGHAM STREET

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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## Rockingham Street

Birdwell, Barnsley

SITUATED IN A QUIET CUL DE SAC POSITION WITH ASPECT OVER PLAYING FIELDS TO THE REAR. WE OFFER TO THE MARKET THIS THREE DOUBLED BEDROOM, BRICK END – TERRACED PROPERTY OFFERING GENEROUS ACCOMMODATION IN A THREE STORY CONFIGURATION

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- TERRACED HOUSE
- THREE BEDROOMS
- NO CHAIN
- IDEAL FIRST TIME BUY
- IDEAL INVESTMENT





### **ENTRANCE**

Entrance gained via uPVC and obscured glazed door with matching panel over into the living room.

### **LIVING ROOM**

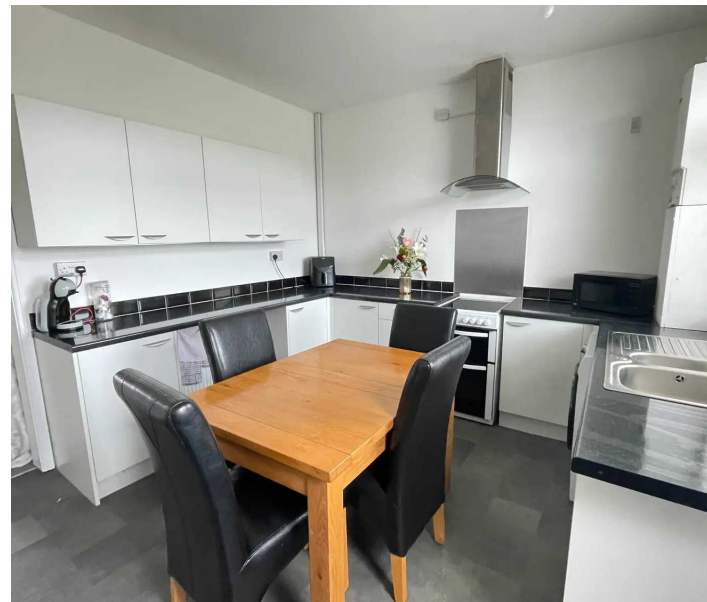
14' 6" x 13' 5" (4.42m x 4.09m)

A front facing reception space with ceiling light, central heating radiator and UPVC double glazed window to the front. Doorway then leads through to the dining kitchen.

### **DINING KITCHEN**

14' 9" x 11' 0" (4.50m x 3.35m)

Having ample room for a dining table and chairs, the kitchen itself has a range of wall and base units, in white with contrasting laminate worktops, space for cooker with stainless steel splash back and chimney style extractor fan over, plumbing for a washing machine, stainless steel sink with chrome mixer tap over and space for a fridge freezer. Here we also find the Worcester boiler, there are two ceiling lights and a central heating radiator, cupboard space under the stairs and staircase rising to first floor. There is a uPVC and obscured glazed door giving access to rear garden and a uPVC double glazed window.



## FIRST FLOOR LANDING

A Staircase rises and turns to first floor landing with spindle balustrade, two ceiling lights, central heating radiator, and UPVC double glazed window to rear, here we gain access to the following rooms.

## BEDROOM ONE

14' 0" x 8' 0" (4.27m x 2.45m)

A front facing double bedroom, ceiling light central heating radiator and UPVC double glazed window.

## BEDROOM TWO

11' 0" x 9' 0" (3.35m x 2.74m)

A further double bedroom with ceiling light, built in cupboard, central heating radiator and UPVC double glazed window to rear enjoying views over playing fields.

## BATHROOM

11' 0" x 4' 9" (3.35m x 1.45m)

Comprising of a three-piece white suite in the form of close coupled W.C, pedestal basin and chrome taps, and bath with chrome mixer tap and shower attachment and glazed shower screen. There is a ceiling light, extractor fan, part tiling to walls and central heating radiator.





### **SECOND FLOOR LANDING**

From the first floor landing a staircase rises and turns to second floor where a doorway leads through to bedroom three

### **BEDROOM THREE**

13' 3" x 8' 7" (4.04m x 2.62m)

A further double bedroom with ceiling light, central heating radiator and sky light to rear.

### **OUTSIDE**

To the rear of the home is an enclosed garden with perimeter walling and concreted central area and lawn space with access to out building. A gate over neighbouring properties provides access to the rear.



**Simon Blyth**  
ESTATE AGENTS



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## **ADDITIONAL INFORMATION**

The EPC is a D 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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## **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.

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FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

## **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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Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924	01484	01484	01484	01226	01143 216	01226	01977	0113	01422
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