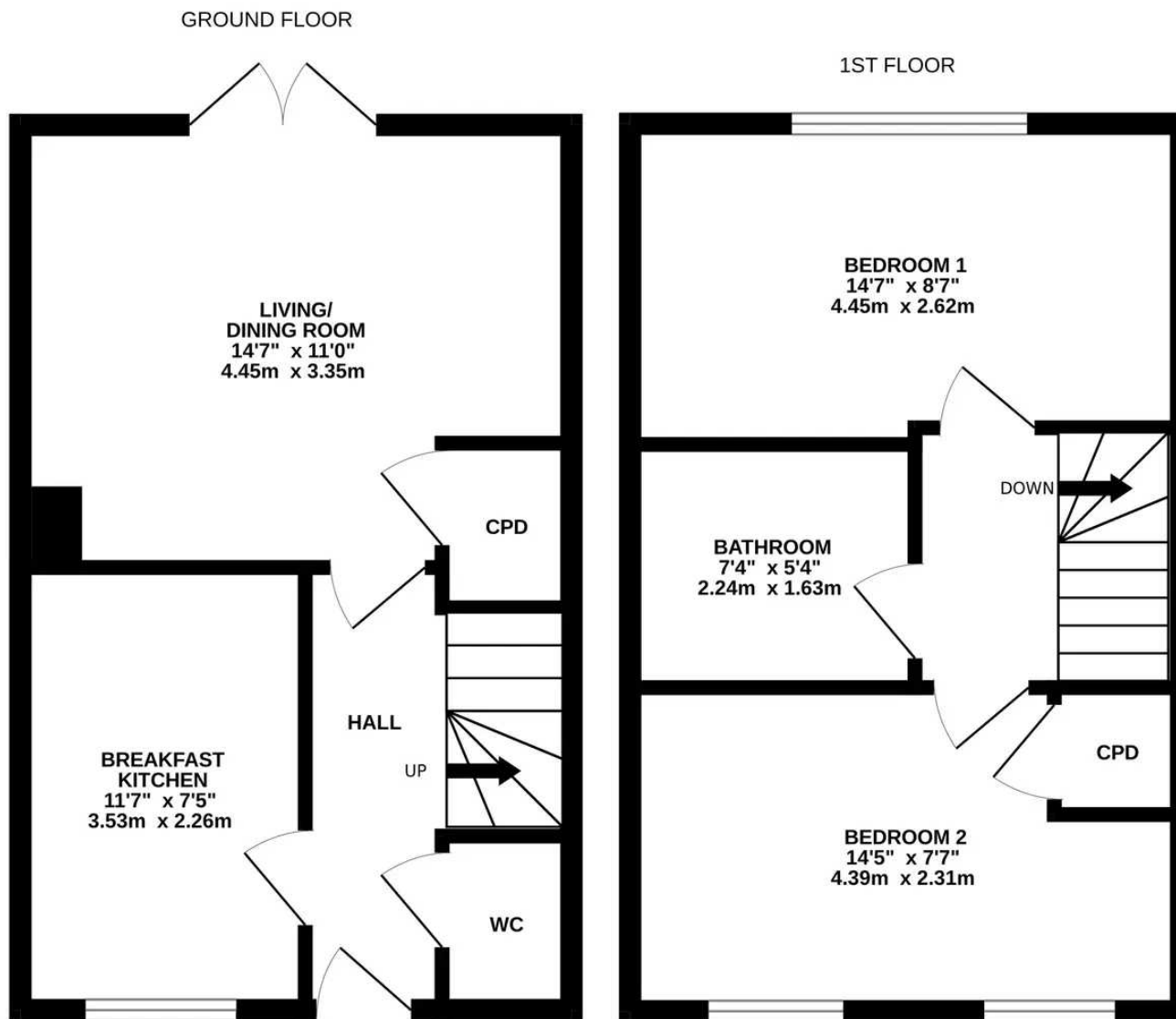




Joseph Street, Grimethorpe

Barnsley

In Excess of **£130,000**



JOSEPH 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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Joseph Street

Grimethorpe, Barnsley

A VERY WELL PRESENTED AND UPGRADED TWO DOUBLE BEDROOMED MODERN PROPERTY, WITH OFF STREET PARKING FOR TWO VEICHLES AND SINGLE GARAGE ON BLOCK.

Tenure: Freehold

- VERY WELL PRESENTED AND UPGRADED
- TWO DOUBLE BEDROOMS
- MODERN PROPERTY
- OFF STREET PARKING
- GARAGE
- SPACIOUS
- INTEGRATED APPLIANCES



ENTRANCE HALLWAY

Entrance gained via composite and decoratively glazed door into entrance hallway. Having two ceiling lights and central heating radiator, tiled floor and staircase rising to floor with inset lights, where we gain access to the following rooms.

DOWNSTAIRS W.C.

Comprising of a two-piece white suite in the form of close coupled W.C, and wall mounted basin with chrome taps over. There is ceiling lighting, extractor fan, and central heating radiator.

BREAKFAST KITCHEN

11' 7" x 7' 5" (3.53m x 2.26m)

Breakfast kitchen with space for a table and chairs and has a range of wall and base units in a high gloss grey with contrasting laminate worktops with tiled splashbacks which is complemented by the continued on the tiled floor. It has integrated appliances in the form of stainless-steel electric oven, with four burner electric hob with extractor fan over, integrated washing machine, space for fridge freezer and plumbing for a washing machine. There is a stainless-steel sink with chrome mixer tap over, two ceiling lights, extractor fan, central heating radiator, and uPVC glazed window to front.



LIVING ROOM / DINING

14' 7" x 11' 0" (4.45m x 3.35m)

A rear facing reception space with natural light gained via twin French doors to rear, there is a ceiling light, wood effect laminate flooring, central heating radiator and access the useful storage cupboard underneath the stairs.

STAIRCASE TO FIRST FLOOR

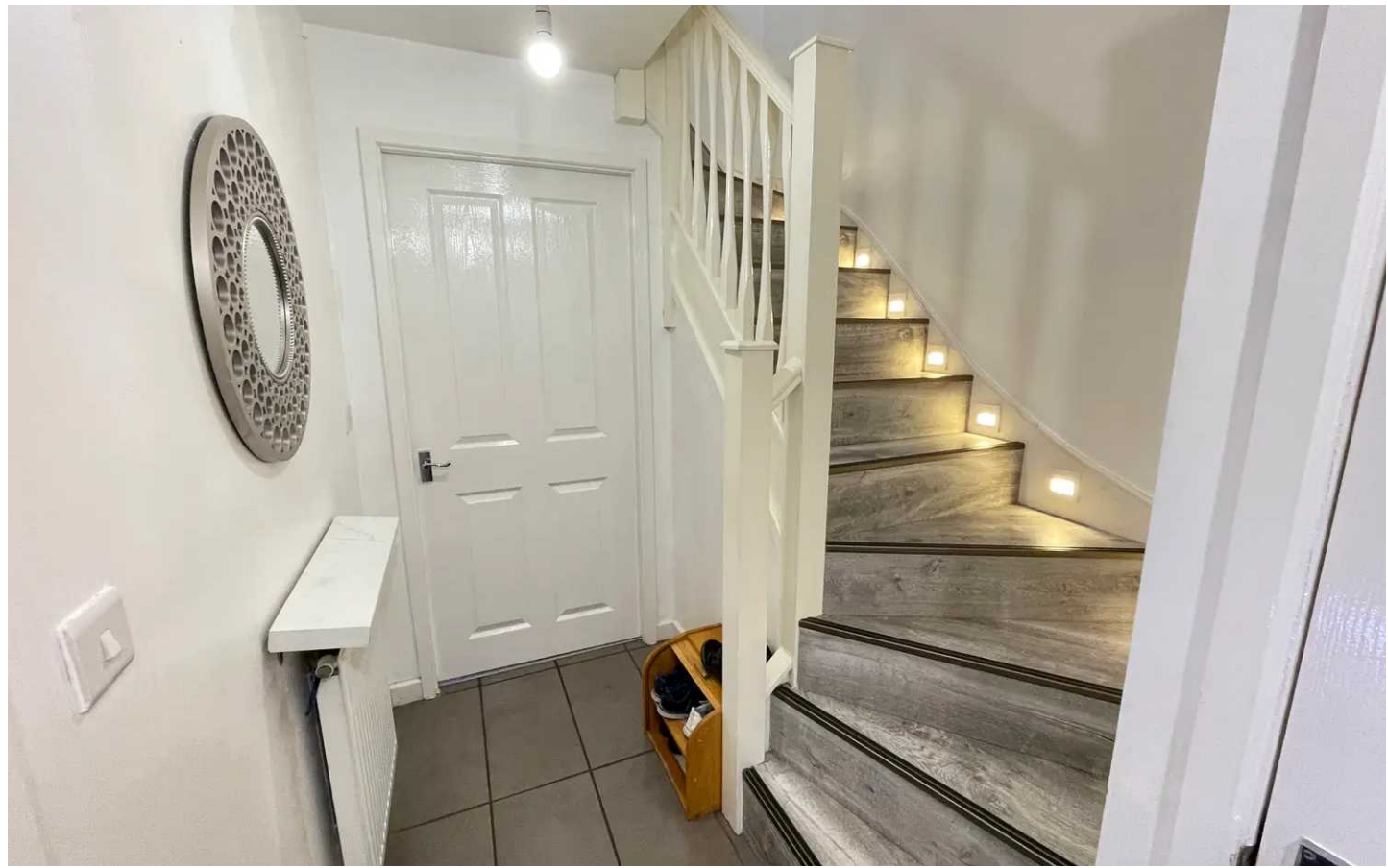
From the entrance hall a staircase rises and turns to first floor landing, with spindle balustrade, ceiling lights, central heating radiator, wood effect of the flooring and access to loft via hatch, here we gain entrance to the following rooms.

BEDROOM ONE

Spacious double bedroom, positioned to the rear of the home, with ceiling light, central heating radiator, wood effect laminate flooring and uPVC double glazed window to rear.

BEDROOM TWO

A further well-proportioned double bedroom, with two separate uPVC double glazed windows to rear, ceiling light, central heating radiator, wood effect laminate flooring and built in cupboard.



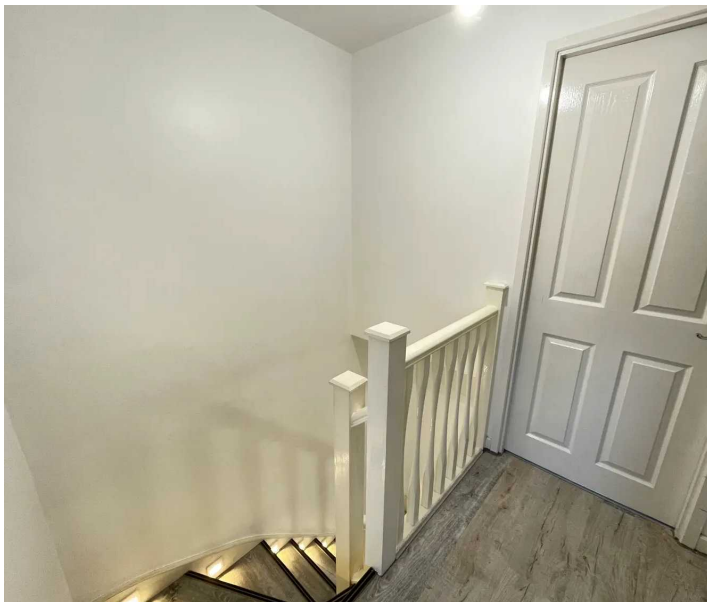


FAMILY SHOWER ROOM

A contemporary shower room, with three-piece modern sanitary ware suite, in the form of closed coupled W.C, basin sat within vanity unit with chrome tap over, and walk in shower enclosure with mains feed chrome mixer shower. There is a ceiling light, extractor fan and central heating radiator.

OUTSIDE

The property is set back from the road with a lawn garden to front and flagged path. There is also a single garage on block which is the middle one of three, providing storage, further off-street parking and there are parking spaces for two vehicles in front of the garage. To the rear, there is a fully enclosed garden with perimeter fencing, immediately behind the property is a lawned area and at the bottom of the garden there is a flagged patio seating area.





ADDITIONAL INFORMATION

The EPC 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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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

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



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