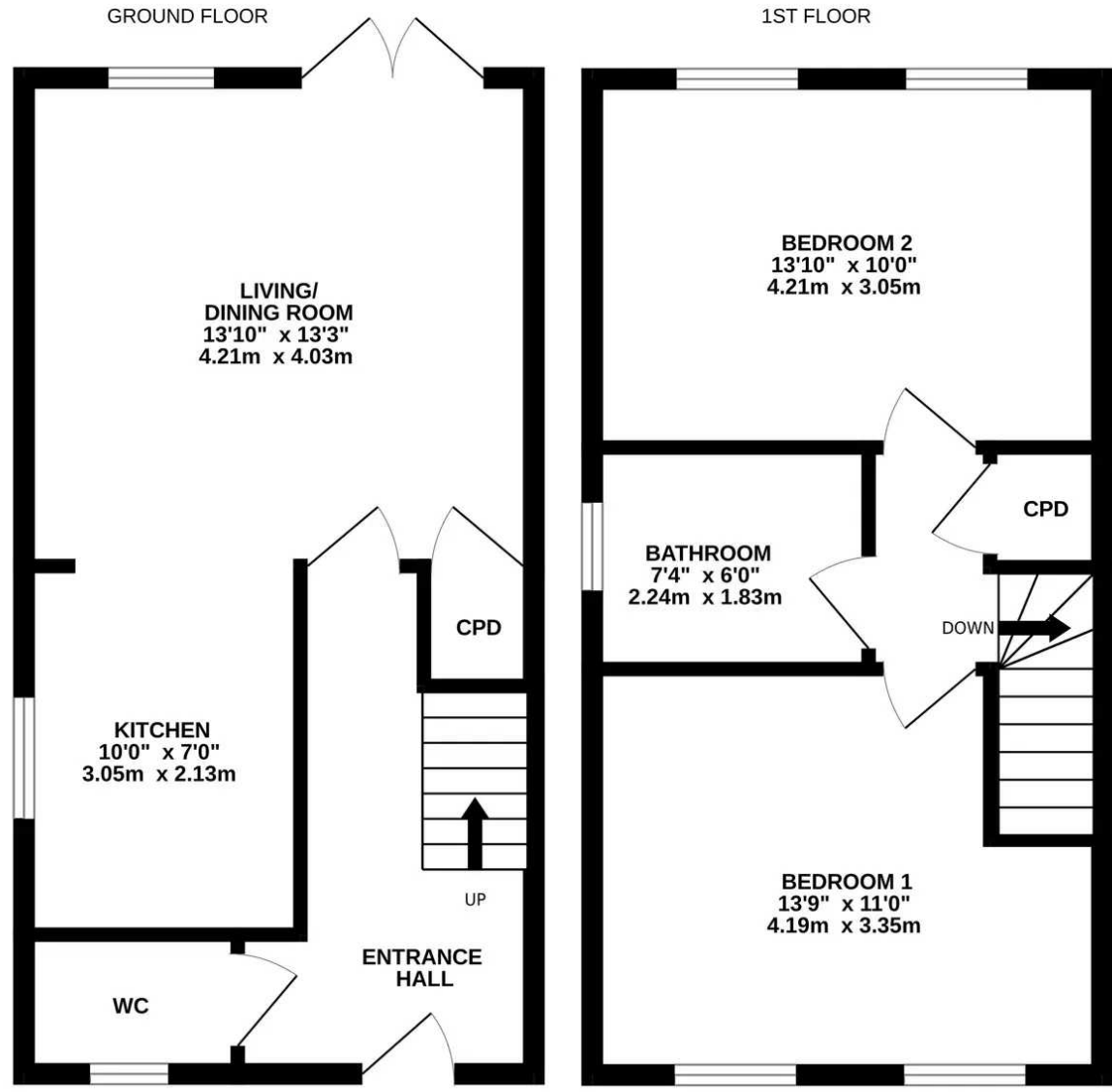




Mount Vernon Place, Barnsley

Barnsley

In Excess of **£182,500**



MOUNT VERNON PLACE

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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Mount Vernon Place

Barnsley, Barnsley

A BEAUTIFULLY PRESENTED MODERN TWO DOUBLE BEDROOM SEMI- DETACHED HOME OFFERING SPACIOUS ACCOMODATION, MODERN FIXTURES AND FITTINGS THROUGHOUT AND REMAINDER OF BUILDER WARRANTY IN PLACE. CONSTRUCTED BY ORION HOMES IN 2023, THIS LOVELY HOME ENJOYS A GENEROUS CORNER PLOT WITH OFF STREET PARKING TO SIDE AND IMPRESSIVE REAR GARDEN.
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- NEW BUILD
- SOLD WITH WARRANTY
- FITTED KITCHEN
- MODERN PROPERTY
- GENEROUS GARDEN PLOT
- BEAUTIFULLY PRESENTED





ENTRANCE HALLWAY

Entrance gained via composite obscure glazed door with matching glaze panel over into the entrance hallway. A spacious hallway with ceiling light, tiled floor, central heating radiator and staircase raising to first floor, here we gain access to the following rooms.

DOWNSTAIRS W.C.

With a continuation of the tiled flooring and comprising of a two piece white suite in the form of close coupled W.C. and wall mounted basin with chrome mixed tap over, there are inset ceiling spotlights, central heating radiator and obscure uPVC double glaze window to front.

LIVING ROOM / DINING

13' 10" x 13' 3" (4.21m x 4.03m)

Accessed off the entrance hallway and having ample room for lounge and dining furniture. The room has two ceiling lights, two central heating radiators and a continuation of the tiled flooring, and uPVC double glazed window to rear. Twin French doors giving access out, there is also access to under the stair's storage cupboard. An archway then leads through to the kitchen.

KITCHEN

10' 0" x 7' 0" (3.05m x 2.13m)

A fitted kitchen with a range of wall and base units in a high gloss light grey with contrasting wood effect laminate worktops with matching upstands, and a continuation of the tiled floor. Integrated appliances in the form of AUG electric stainless steel oven and grill with matching four burner gas hob, glass splash back and chimney style extractor fan over, integrated washing machine, integrated fridge/freezer and one and a half bowl stainless steel sink with chrome mixed tap over. There are inset ceiling spotlights, further under cupboard lighting and natural lighting given via uPVC double glazed window to side.



FIRST FLOOR LANDING

From entrance hallway a staircase rises and turns to first floor landing with ceiling light, access to loft via a hatch and access to useful storage cupboard which houses the Ideal Logic combination boiler, here we gain access to the following.

BEDROOM ONE

13' 9" x 11' 0" (4.19m x 3.35m)

Generous double bedroom, front facing with ceiling light, central heating radiator and two separate uPVC double glazed windows.

BEDROOM TWO

13' 10" x 10' 0" (4.21m x 3.05m)

Further double bedroom, again enjoying natural light through two separate uPVC double glazed windows, there is a ceiling light and central heating radiator.

BATHROOM

7' 4" x 6' 0" (2.24m x 1.83m)

Comprising a four-piece modern white suite in the form of; close couple W.C, wall mounted basin with chrome mixer tap over, bath with chrome mixer tap and shower enclosure with mains feed chrome mixer shower within. There are inset ceiling spotlights, extractor fan, part tiling to walls, tiled floor, shaver socket, chrome towel rail / radiator and obscure uPVC double glazed window to side.





OUTSIDE

To the front of the home there is a lawned garden space with flower bed and path. To the side of the home is a tarmacked area with off street parking for two to three vehicles and a flower bed. A timber gate then opens to the rear garden. An excellently proportioned and larger than expected rear garden which goes from rear to side, predominantly lawned with perimeter walling and fencing.





ADDITIONAL INFORMATION

The EPC is a B-84 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

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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



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