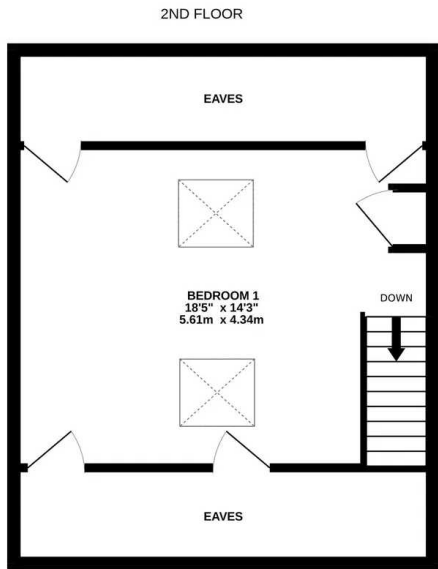
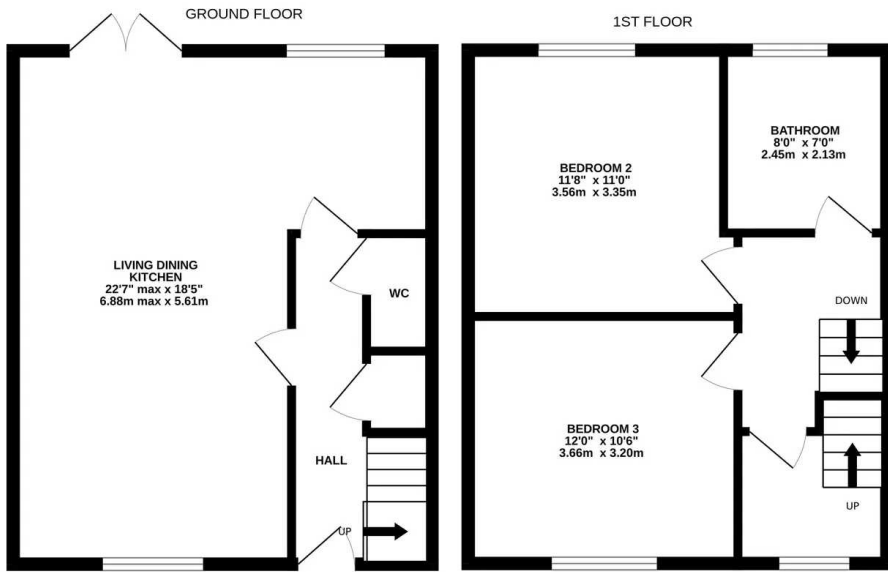




Bismarck Street, Barnsley

Barnsley

Offers in region of **£220,000**



BISMARCK 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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Bismarck Street

Barnsley, Barnsley

A BEAUTIFULLY PRESENTED, MODERN SEMI-DETACHED PROPERTY BUILT WITH QUALITY STONE OCCUPYING A QUIET POSITION IN THIS RESIDENTIAL CUL DE SAC WITH VIEWS OVER THE TOWN TO FRONT. ONE OF JUST TWO HOMES COMPLETED IN 2022, THE PROPERTY OFFERS A WEALTH OF MODERN ACCOMMODATION IN A THREE-STORY CONFIGURATION AS FOLLOWS

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- MODERN PROPERTY THROUGHOUT
- VERY WELL PRESENTED AND UPGRADED
- NO VENDOR CHAIN
- BUILT IN 2022
- THREE DOUBLE BEDROOMS
- VIEWS TO FRONT OF PROPERTY
- OFF STREET PARKING
- OPEN PLAN LIVING / DINING KITCHEN



ENTRANCE HALLWAY

Entrance gained via composite and obscure glazed doorway to entrance hallway, with ceiling light, central heating radiator, wood effect laminate flooring and a staircase rising to first floor with storage cupboard underneath. With doors going into the kitchen and living area, here we gain access to the following rooms,

DOWNSTAIRS W.C.

Comprising of a two-piece white suite, in the form of closed couple W.C. and pedestal basin with chrome mixer tap over. There is a ceiling light, extractor fan and a continuation of the wood effect laminate flooring.

LIVING/ DINER KITCHEN

A fabulous open place space incorporating kitchen with ample room for living and dining furniture in a configuration of your choice. The kitchen itself has a range of wall and base units in a high gloss and wood effect, with wood effect laminate worktops, tiled splash backs and again a continuation of the wood effect laminate flooring throughout. Integrated appliances in the form of electric oven with matching hob with chimney style extractor fan over. There is plumbing for a washing machine, stainless-steel sink with chrome mixer tap over and space for further appliances. There are inset ceiling spot lights, two central heating radiators, and natural light is provided via uPVC double glazed windows to front and rear and twin French doors giving access to rear garden.



FIRST FLOOR LANDING

From the entrance hallway staircase rises to first floor landing with ceiling light and access to the following rooms.

BEDROOM TWO

Rear facing double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

BEDROOM THREE

Further double bedroom with ceiling light, central heating radiator and uPVC double glazed window to front enjoying views across the town.

BATHROOM

Comprising of four-piece modern white suite in the form of closed couple W.C., pedestal basin with chrome taps over, bath with chrome taps and shower enclosure with mains fed chrome mixer shower within. There is a ceiling light, extractor fan, part tiling to walls, wood effect laminate flooring and obscure uPVC double glazed window to rear.





SECOND FLOOR LANDING

From the first floor landing door opens to inner hallway with ceiling light and uPVC double glazed window to front, staircase then rises to second floor where we find bedroom one.

BEDROOM ONE

A superb primary bedroom of excellent proportions and enjoying natural light via sky lights to front and rear, there is a ceiling light, two central heating radiators and access to eaves storage.

OUTSIDE

There is a tarmacked area to front which continues to the side of the home providing off street parking and in turn leads to the rear, with low maintenance tarmacked garden space.





ADDITIONAL INFORMATION

The EPC is a B-84 and the council tax band is C, 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



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