



Westfield Street, Barnsley, South Yorkshire

No chain | New roof | New central heating system | New kitchen | New bathroom | New roof | New electrical installation | Ideal first time buy/investment property

2 Bedroom End Terraced House | Asking Price: **£114,995**

Rosedale
& Jones 

Westfield Street, Barnsley, South Yorkshire

DESCRIPTION

NO CHAIN. In excellent condition, close to local amenities and very low maintenance. Ideal first time buy or investment property.

Key Features

- No chain
- New roof
- New central heating system
- New kitchen
- New bathroom
- New damp proof course
- New electrical installation
- Ideal first time buy/investment property



LOCATION

Situated within walking distance of Barnsley Town Centre, this property offers plenty of convenience and great access to local amenities. Public transportation links are very good and the M1 motorway is only a few short minutes away for those trips a little further afield. Barnsley Town has plenty to offer by way of entertainment, with many restaurants, bars and leisure facilities to choose from. Transportation links also provide a convenient commute to the nearby cities of Sheffield, Wakefield, Huddersfield and Leeds if needed.

EXTERIOR

Front/Side

Very low maintenance, with on street parking adjacent. Note: There is space for one vehicle off-street, if preferred.

INTERIOR - Ground Floor

Entrance Hall

Space for shoe and coat storage. Programmable Electric Heater and a UPVC exterior door to the front aspect.

Living Room

4.06m x 3.48m

The space can accommodate a selection of furniture layouts, as required and benefits from premium standard tile flooring. The room also features a modern, electrical fireplace feature. Double Glazed windows and a Double Glazed UPVC exterior door to the front aspect.

Kitchen Diner

4.97m x 1.90m

Immaculate presentation, with space for a dining table and two chairs. A good amount of unit space for storage too. Supported appliances include: a fitted electric oven, with four ceramic hobs and a fitted extractor fan above. There is also space for a free-standing fridge freezer and a washing machine. Other features include: under unit LED lighting, premium floor tiles matching the living room and splash-back wall tiling in addition to a stainless steel sink and drainer. Central Heated towel rack, Double Glazed windows and a Double Glazed UPVC exterior door to the side aspect. Note: cellar access

INTERIOR - First Floor

Landing

Loft access.

Bathroom

Features include: premium floor and wall tiling, a wash basin and a bathtub with a standing shower. Central Heated towel rack and a 'frosted' Double Glazed window to the front elevation. Extractor fan.

W/C

Premium tiling, a w/c and a wash basin. Double Glazed windows to the side elevation.

Bedroom One

3.47m x 2.99m

Large enough for a Double bed and any associated furniture, as required. Central Heated radiator and Double Glazed windows to the front elevation.

Bedroom Two

3.52m x 1.89m

A versatile room. Comfortably fits a single bed and furniture, but could (just) accommodate a double if preferred. Ideal for use as a nursery, a home office, a walk-in wardrobe or a guest room. Programmable Electric Heater and a Double Glazed Velux window to the rear elevation.

Unique Reference Number

LCLG

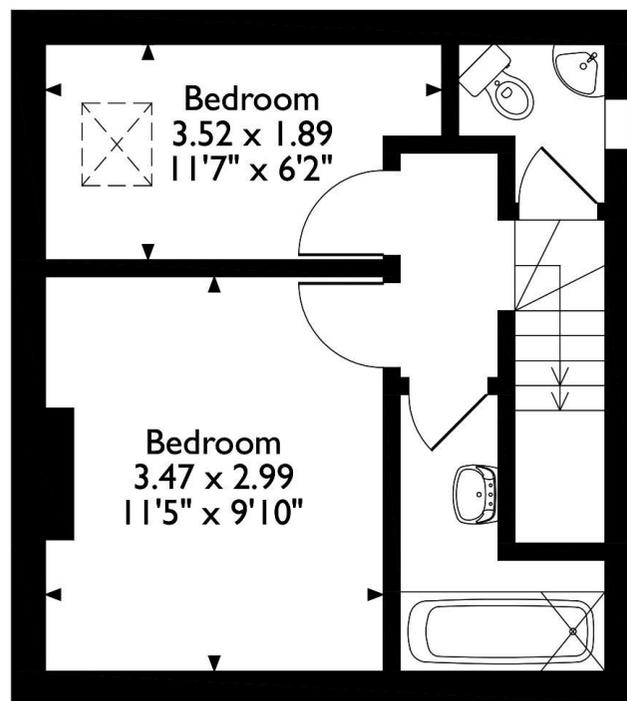
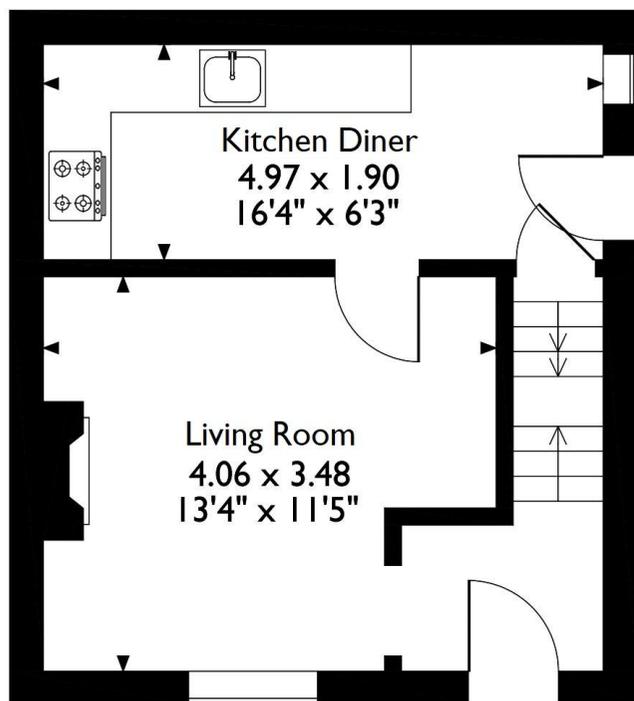
Disclaimer

Every attempt has been made to ensure accuracy, however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Westfield Street, Barnsley

Approximate Gross Internal Area 54 Sq M/582 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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