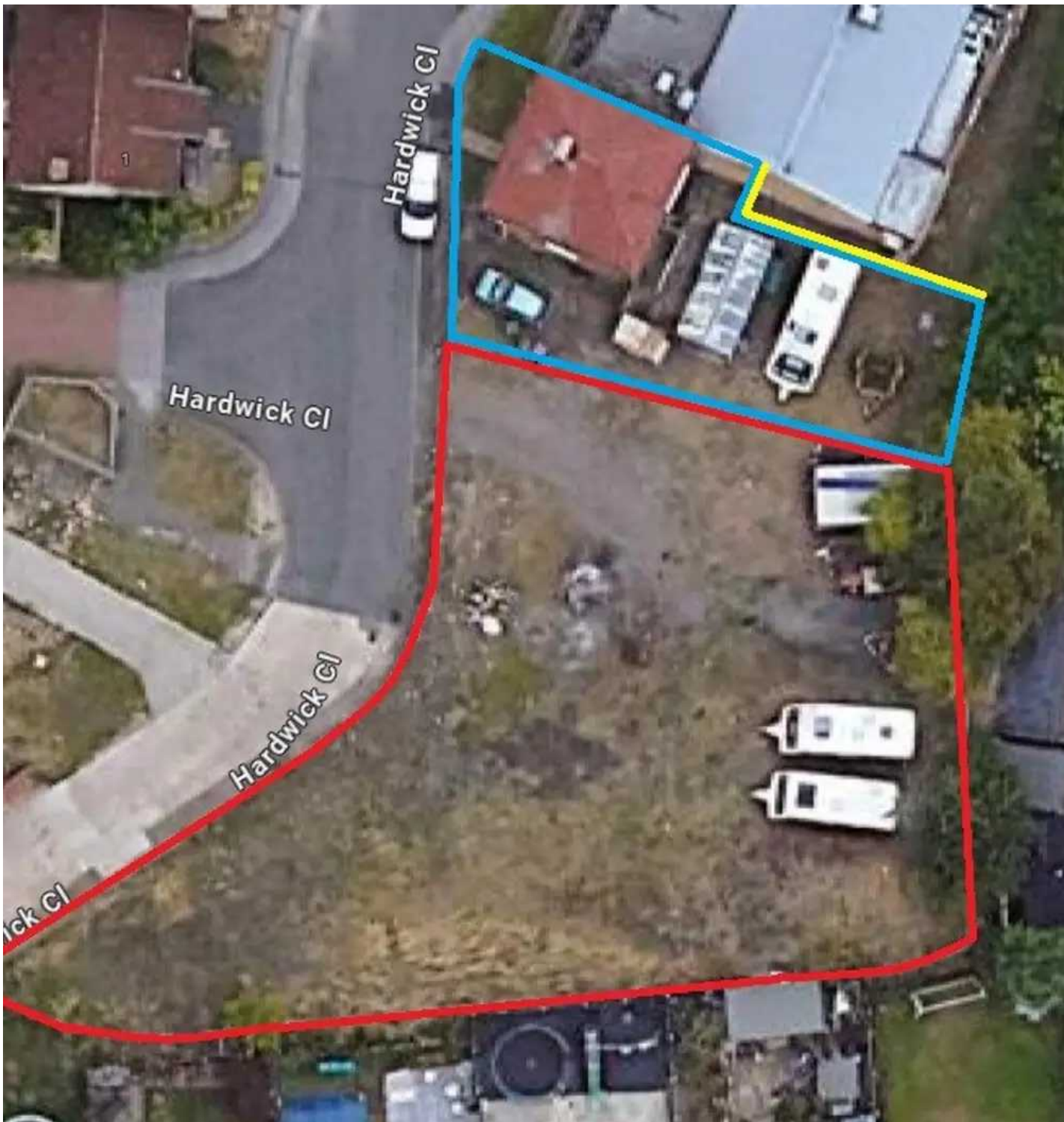




**Clubhouse to the side of Barrow Working Mens Club & Institute,
George Street, Barnsley**

Best and final offers over
£60,000





Clubhouse to the side of Barrow Working Mens Club & Institute, George Street

George Street, Barnsley

***SOLD WITH NO UPPER VENDOR CHAIN* THE HOUSE IS SOLD VIA THE BEST AND FINAL OFFERS METHOD. ALL OFFERS ARE TO BE SUBMITTED TO THE SELLING AGENTS OFFICE BY 12 NOON ON THE 7TH OF JUNE.**

A SEMI-DETACHED, THREE BEDROOM, FAMILY HOME SITUATED IN WORSBROUGH THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IS IN AN IDEAL POSITION FOR ACCESS TO COMMUTER LINKS. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN AND BENEFITS FROM AN EASILY TO MAINTAINABLE GARDEN AT THE REAR.

The property accommodation briefly comprises of entrance hall, downstairs W.C, living room and kitchen to the ground floor. To the first floor there are three bedrooms and the house bathroom. Externally to the rear there is a flagged terrace with steps that lead to two useful storage sheds.

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double glazed PVC front door with obscured glazed inserts into the entrance hall. The entrance hall features doors providing access to the downstairs W.C, kitchen, and lounge. There is a ceiling light point, a radiator and staircase which rises to the first floor.

DOWNSTAIRS W.C

The downstairs W.C features a low level W.C, ceiling light point and there is a double glazed window with obscured glazing.

KITCHEN

The kitchen features a range of fitted wall and base units with complimentary work surfaces over which incorporate a single bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with built in appliances which include a four ring induction hob with integrated cooker hood over and a built in fan assisted oven. There is space for a fridge and freezer unit and, the kitchen features tiling to the splash areas, lighting to the ceilings and a radiator. There is a large double glazed window to the rear elevation which provide a pleasant view across the property's gardens and there is an internal door to a pantry which houses the property combination boiler and features shelving for additional storage.





LOUNGE

As the photography suggests, the lounge is a generous proportioned space which enjoys a great deal of natural light which cascades through the double glazed windows to the side elevation. There is a ceiling light point, radiators, and the focal point of the room is the fireplace with a mantle surround.

FIRST FLOOR LANDING

Taking the staircase from the entrance hall you reach the first floor landing which turns and rises to the first floor. There are doors providing access to three bedrooms and the house bathroom and there is a ceiling light point and a loft hatch which provides access to an attic space.



BEDROOM ONE

Bedroom one is a double bedroom which has ample space for freestanding furniture. The room has a double glazed window to the front elevation which provides the room with a great deal of natural light and there is a central ceiling light point, radiator, and a loft hatch to the attic.

BEDROOM TWO

Bedroom two again, is a double bedroom which has ample space for freestanding furniture. The room features a ceiling light point and radiator.



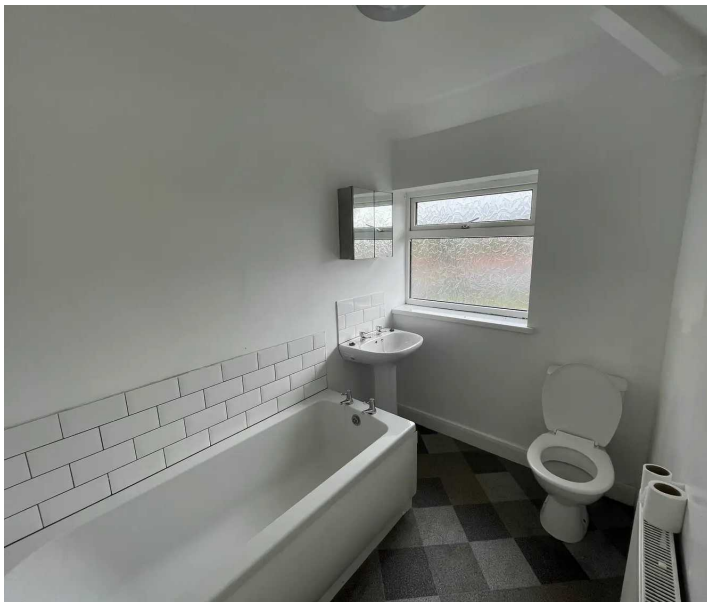


BEDROOM THREE

Bedroom three is a single bedroom which has space for freestanding furniture. There is a ceiling light point, a radiator, and a double glazed window to the side elevation.

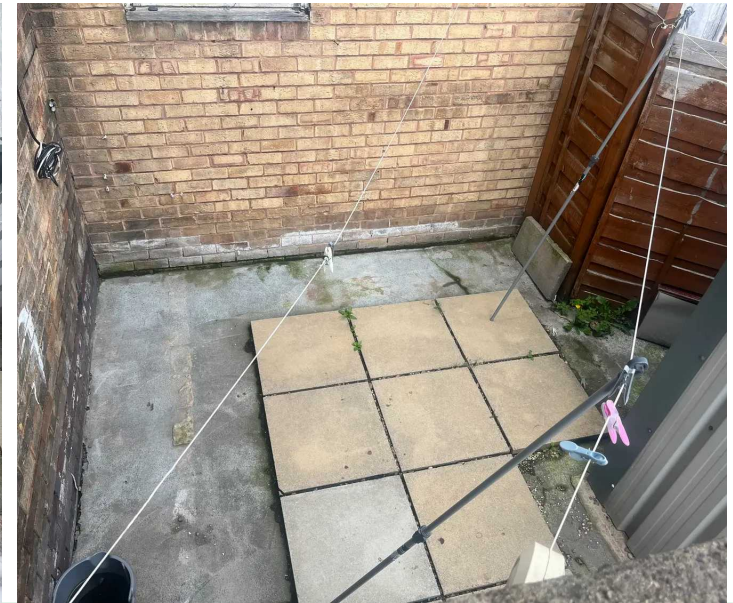
HOUSE BATHROOM

The house bathroom features a modern white three piece suite which comprises of a bath, a pedestal wash hand basin with chrome mixer tap and a low level W.C with push button flush. There is part tiling to the walls, a ceiling light point, and a radiator.



EXTERNAL

Externally, to the rear there are steps down to an enclosed rear garden which features a raised flagged terrace which is an ideal space for alfresco dining and BBQing. The rear garden is laid predominantly to lawn and features two large sheds for additional storage.



ADDITIONAL INFORMATION

The property features double glazing, and the club house has its own gas supply however the purchaser would need to supply its own water and electric. The purchaser will need to erect a fence along the boundary marked yellow on the plan within 28 days from completion to a minimum height from 3 foot wide and six foot high.

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 measurement 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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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 5:30 pm

Saturday - 9:00 am - 2:00 pm

Sunday - 11:00 am - 1:00 pm

Details printed 29/04/2024

PROPERTY VIEWING NOTES -



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