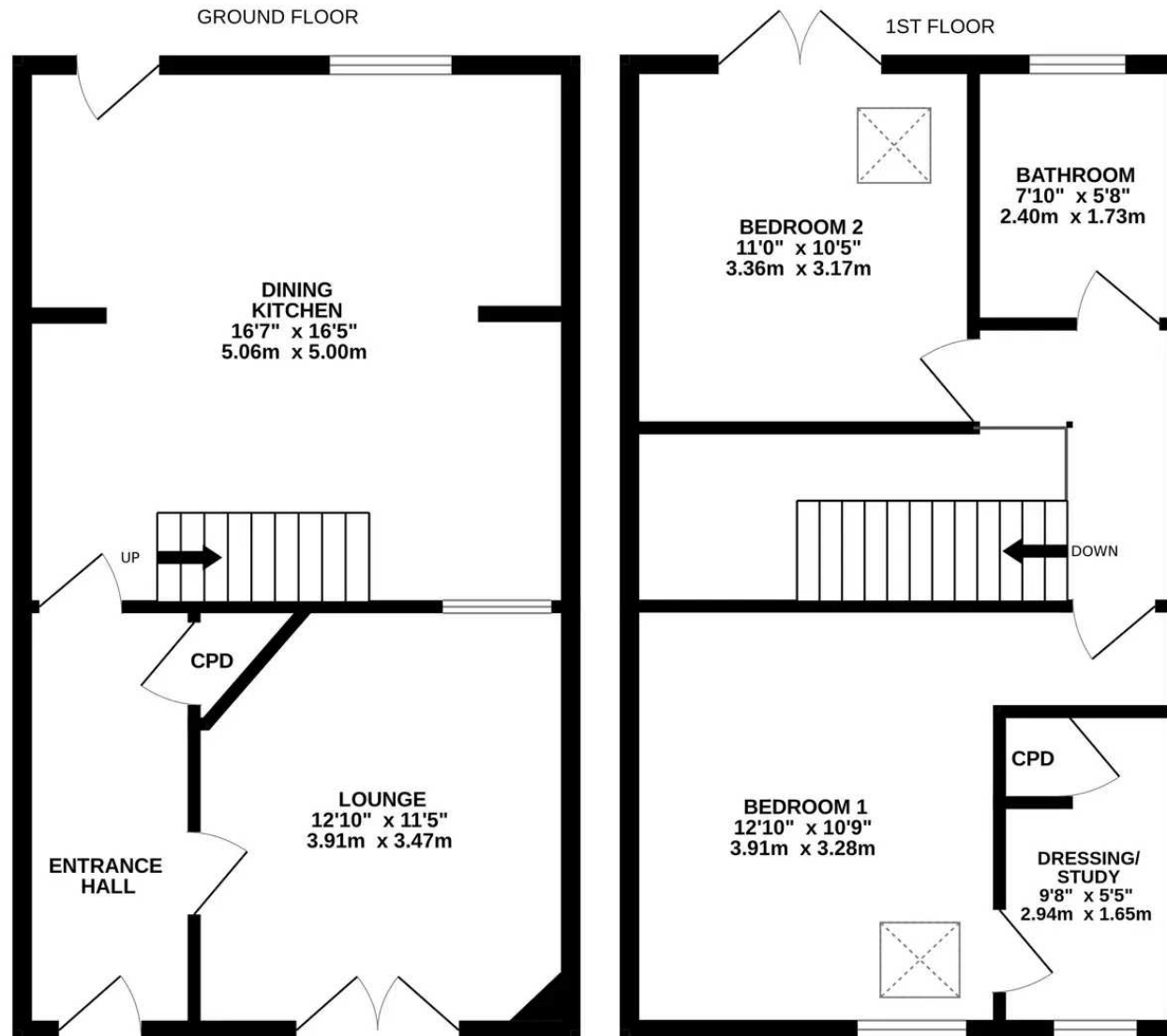




Osborne Mews, Barnsley

Barnsley

In Excess of **£135,000**



OSBORNE MEWS

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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Osborne Mews

Barnsley

CENTRALLY LOCATED YET TUCKED AWAY IN THIS QUIET MEWS STYLE CUL DE SAC AND ENJOYING WOODED ASPECT TO REAR WE OFFER TO THE MARKET THIS WELL PRESENTED CONTEMPORARY TWO DOUBLE BEDROOM PROPERTY OFFERING HIGH QUALITY ACCOMMODATION WITH THE ADVANTAGE OF NO UPPER VENDOR CHAIN.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: B

- CENTRAL LOCATION
- ENJOYING WOODED ASPECT
- CONTEMPORARY TWO DOUBLE BEDROOM PROPERTY
- HIGH QUALITY ACCMODATION
- NO UPPER VENDOR CHAIN
- LOCATED IN QUEIT MEWS



ENTRANCE

Entrance gained via composite and decoratively glazed door into entrance hallway, a generous entrance hallway with inset ceiling spotlights, contemporary radiator, solid wood flooring and secondary natural light via glass bricks from lounge. There is also access to storage cupboard and here we gain entrance to the following rooms;

LOUNGE

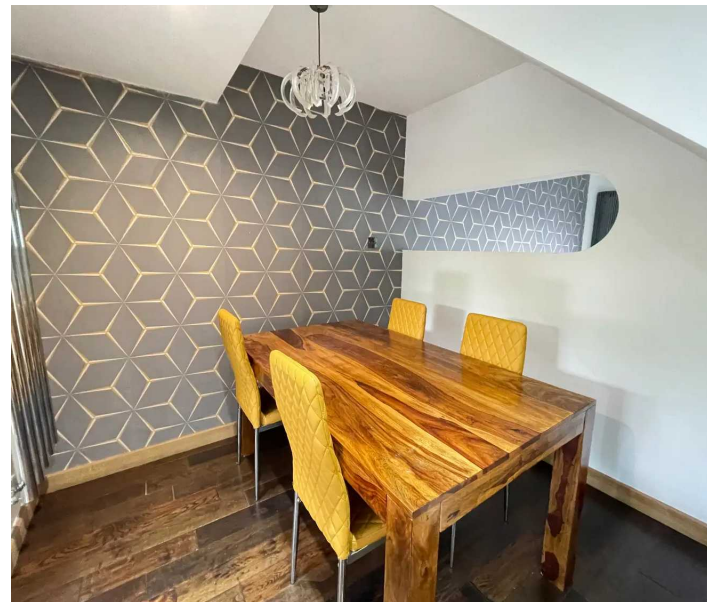
12' 10" x 11' 5" (3.91m x 3.47m)

A front facing reception space with main focal point being a wall mounted gas fire, there are inset ceiling spotlights, vertical contemporary radiator and twin French doors in uPVC to the front. A gap in the wall leads with view through to dining kitchen.

DINING KITCHEN

16' 7" x 16' 5" (5.06m x 5.00m)

A fabulous open plan space, separated into two distinct areas, the kitchen has a range of wall and base units in a high gloss white shaker style with laminate worktops, tiled splash backs and tiled floors. There is an integrated electric oven and grill, five burner gas hob and stainless steel extractor fan over. There is plumbing for a washing machine, plumbing for a dishwasher and space for an American style fridge freezer and there is a one and half bowl stainless steel sink with mixer tap over, there is also a breakfast bar seating space. Over the kitchen space there are inset ceiling spotlights, uPVC double glazed window to the rear and composite and uPVC door giving access out. The dining space has a continuation of the solid wood flooring from the entrance hallway, with ample room for dining table and chairs, inset ceiling spotlights plus further pendant light and vertical contemporary radiator.



STAIRCASE TO FIRST FLOOR LANDING

From the dining space, a staircase rises to first floor landing. The landing has a particularly high vaulted ceiling which achieves natural light via glass bricks from both bedrooms enhanced by two wall lights and heated by a central heating radiator, here we gain entrance to the following;

BEDROOM ONE

12' 10" x 10' 9" (3.91m x 3.28m)

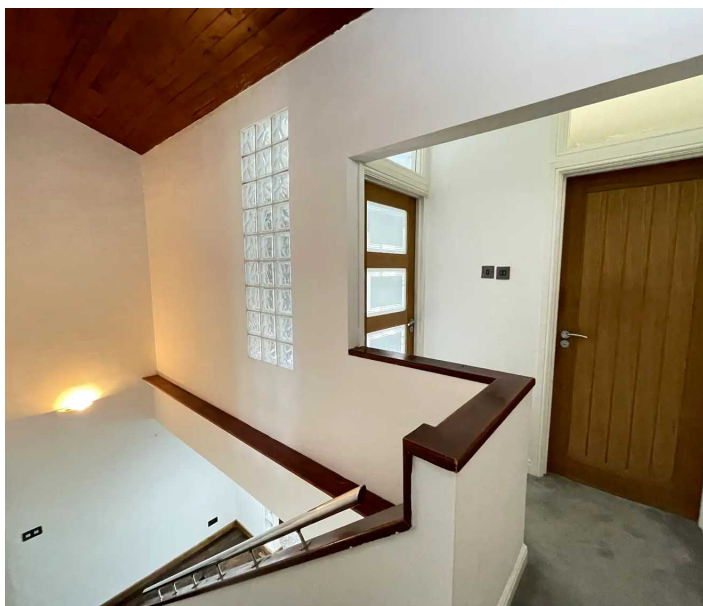
A front facing double bedroom with ceiling light, central heating radiator, uPVC sash window to the front and Velux skylight, door opens through to dressing room / study space.

DRESSING ROOM / STUDY

9' 8" x 5' 5" (2.94m x 1.65m)

We are informed that this has plumbing in place for the provision for an en suite, currently used as a dressing area but would make an idea work from home office space.

There is ceiling light, built in cupboard and obscure uPVC double glazed window to the front and glass bricks to landing.





BEDROOM TWO

11' 0" x 10' 5" (3.36m x 3.17m)

Double bedroom with ceiling light, inset ceiling spotlights, central heating radiator, twin French doors to the rear with Juliet balcony and an additional Velux skylight. The twin French doors enjoy a wooded backdrop.

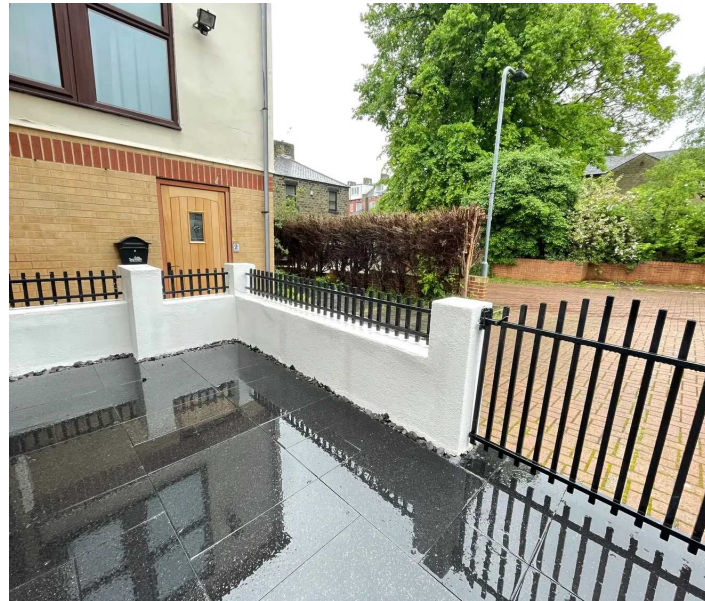
BATHROOM

7' 10" x 5' 8" (2.40m x 1.73m)

A luxury house bathroom boasting quality three piece white sanitary ware suite in the form of close coupled W.C., wall mounted basin with chrome mixer tap over, bath with chrome mixer tap and mains fed shower over with glazed shower screen. There is ceiling light, further spotlights, extractor fan, tiling to walls and floor, towel rail / radiator and obscure uPVC double glazed window to the rear.

OUTSIDE

To the front is an enclosed patio seating area with perimeter walling and railings and iron gate, there is an allocated off street parking space which is off set in front of the property to the left hand side. To the rear there is an enclosed garden with perimeter fencing, lawned space, low maintenance gravel bed and flagged path, there is also access route from gate to rear.





ADDITIONAL INFORMATION

The EPC is TBC 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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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

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Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



Simon Blyth Estate Agents

The Business Village, Barnsley Business & Innovation Centre
Innovation Way - S75 1JL

01226 731730

barnsley@simonblyth.co.uk

www.simonblyth.co.uk/

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