

Simon Blyth
ESTATE AGENTS



Brinckman Street, Barnsley

Barnsley

Offers in Region of **£75,000**



BRINCKMAN 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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Brinckman Street

Barnsley, Barnsley

IDEAL FOR THOSE LOOKING TO ADD TO THEIR PORTFOLIO WE OFFER TO THE MARKET THIS TWO DOUBLE BEDROOMED TERRACE PROPERTY OFFERING GENEROUS ACCOMMODATION OVER THREE STORIES PLUS CELLAR IN A CONVENIENT AND CENTRALLY LOCATED PART OF BARNSLEY AND OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO CHAIN
- TWO DOUBLE BEDROOMS
- MID TERRACE
- IDEAL INVESTMENT
- CELLAR
- YARD TO REAR
- CLOSE TO BARNSLEY TOWN CENTRE



ENTRANCE

Entrance gained via uPVC and obscure glazed door into living room.

LIVING ROOM

14' 0" x 12' 9" (4.27m x 3.89m)

A front facing reception space with the main focal point being a gas fire set within ornate surround, there is ceiling light, dado rail, central heating radiator, wood effect laminate flooring and uPVC double glazed window to the front. From the living room a door opens through to the kitchen.

KITCHEN

9' 10" x 9' 9" (3.00m x 2.96m)

The kitchen has a range of wall and base units in a white shaker style with wood effect laminate worktops and tiled splash backs. There is space for a cooker, plumbing for a washing machine and stainless-steel sink with chrome taps over. There is a ceiling light, central heating radiator, uPVC double glazed window to the front and uPVC and obscure glazed door giving access to the rear garden.

CELLAR

Twin doors open to cellar head, with steps descending to the cellar providing further storage with further twin doors opening to staircase which rises and turns to first floor landing.



FIRST FLOOR LANDING

The landing has ceiling light and uPVC double glazed window to rear and here we gain entrance to the following;

BEDROOM ONE

14' 0" x 12' 9" (4.26m x 3.88m)

A spacious double bedroom, front facing with ceiling light, central heating radiator and uPVC double glazed window to the front.

STORE

A useful space with own light and central heating radiator, this is accessed via a sliding door.

SHOWER ROOM

6' 8" x 5' 0" (2.03m x 1.52m)

Comprising a three-piece suite in the form of low level W.C., pedestal basin with chrome taps over and shower enclosure with Triton electric shower within. There is a ceiling light, central heating radiator and uPVC and obscure glazed window to the rear.

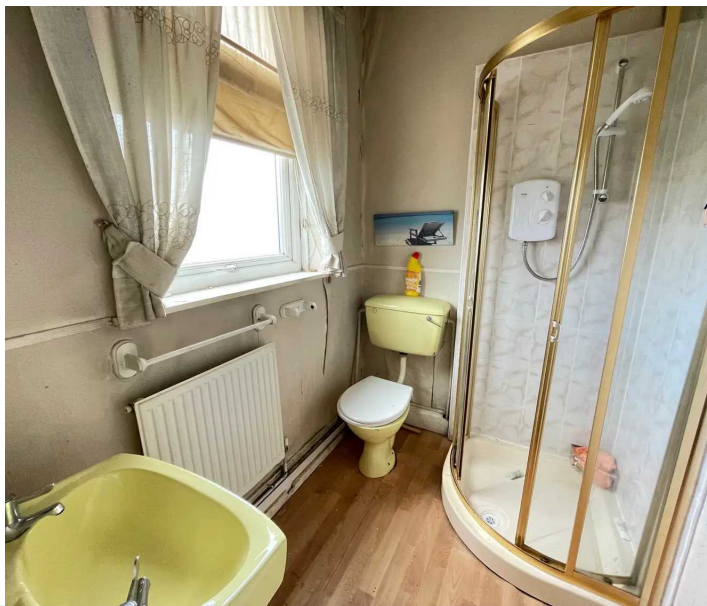
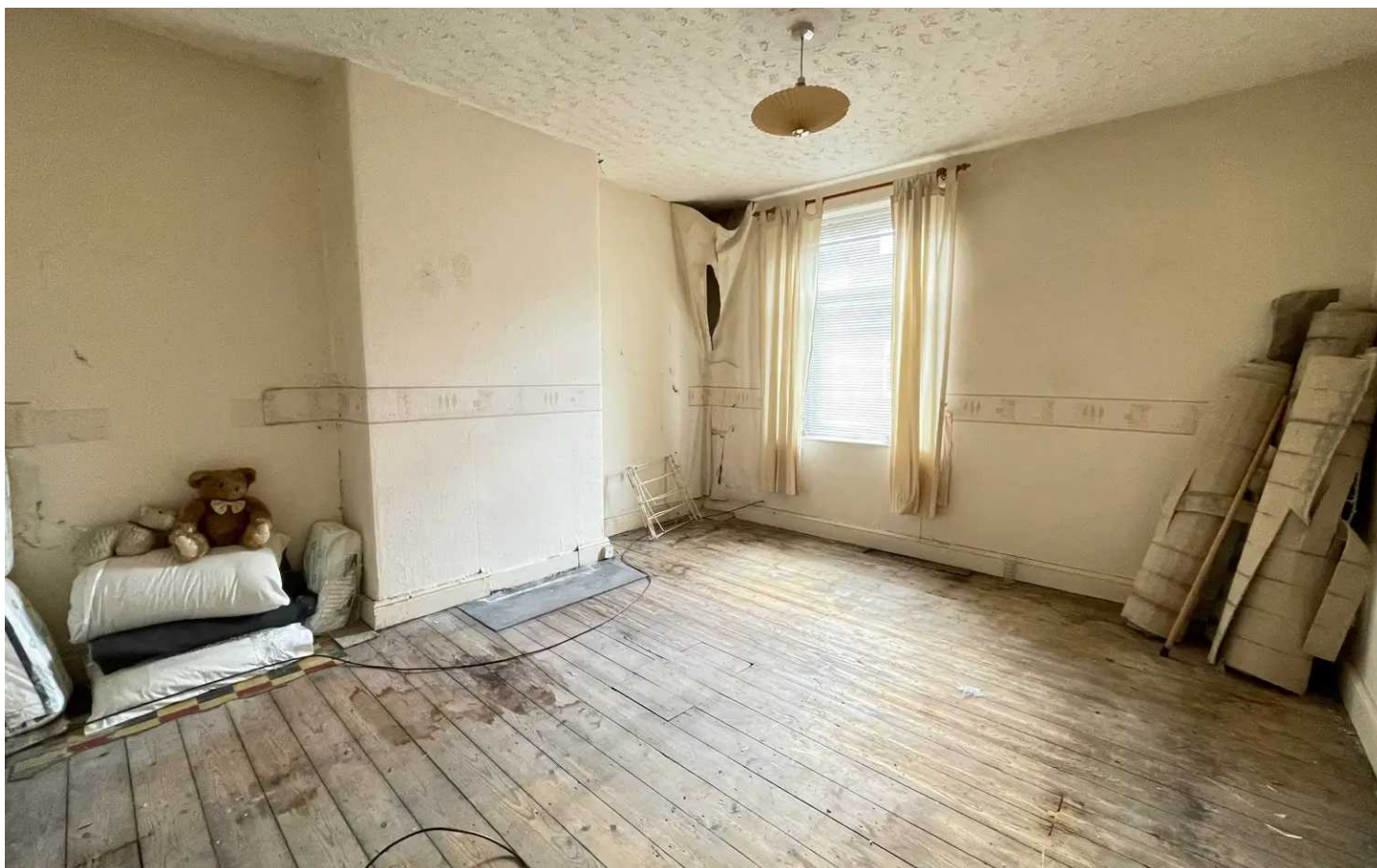
SECOND FLOOR LANDING

From landing door opens to staircase rising to second floor where we find bedroom two.

BEDROOM TWO

11' 4" x 10' 0" (3.45m x 3.05m)

A further double bedroom with wall light, access to under eaves storage and sky light to the rear, cupboard also houses the boiler.



YARD

To the rear of the home is an enclosed yard with perimeter walling predominately flagged and there is gate giving rear access across neighbour's properties.



ADDITIONAL INFORMATION

The EPC Rating is D and we are informed by the vendor that the property is Freehold.

TAX BAND

A

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

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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 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



Simon Blyth Estate Agents

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