



Plot 70, Mount Vernon Place, Barnsley

Barnsley

In Excess of **£345,995**



Plot 70 Mount Vernon Place

Barnsley

A NEWLY CONSTRUCTED FOUR BEDROOM EXECUTIVE DETACHED FAMILY HOME BUILT BY ORION HOMES AND OFFERING WELL-PROPORTIONED CONTEMPORARY LIVING ACCOMMODATION. HIGHLY CONVENIENT LOCATION CLOSE TO BARNSELY TOWN CENTRE YET WITHIN EASY REACH OF THE M1 MOTORWAY NETWORK AND COMMUTABILITY TO FURTHER AFIELD. HIGH SPECIFICATION THROUGHOUT AND 10 YEAR NHBC GUARANTEE IN PLACE.

Council Tax band: TBD

Tenure: Freehold

- NEWLY CONSTRUCTED
- DETACHED HOME
- BUILT BY ORION HOMES
- FOUR BEDROOMS
- MODERN THROUGHOUT
- WELL PRESENTED
- POPULAR AREA
- MUST BE VIEWED
- CONTENTS AVAILABLE BY SEPERATE NEGOTIATION



ENTRANCE HALLWAY

Entrance gained via composite and obscure glazed door into entrance hallway. Spacious entrance hallway with staircase rising to first floor with useful area underneath, there is ceiling light, central heating radiator and wood effect tiled flooring. Here we gain entrance to the following rooms:

DINING KITCHEN

A fabulous open plan space incorporating dining and kitchen areas. The kitchen comprising of a range of wall and base units. Integrated appliances in the form of AEG stainless steel electric oven and grill with matching five burner AEG gas hob with glass splashback and chimney style extractor fan over, built-in AEG fridge freezer, integrated dishwasher, one and a half bowl stainless steel inset sink with chrome Blanco mixer tap over. The room has inset ceiling spotlights over the kitchen space with further under cupboard lighting with pendant light over the dining space. The dining space has ample room for dining table and chairs, central heating radiator and twin French doors giving access to the rear garden. The kitchen is further illuminated by two further double-glazed windows.

UTILITY

A door from the kitchen opens through to utility with continuation of the tiled floor, Quartz worktop, plumbing for a washing machine, space for further appliance and wall units. There are inset ceiling lights, extractor fan and composite and obscure glazed door giving access to the side of the home.



DOWNSTAIRS W.C

Comprising of a two-piece white suite in the form of close coupled W.C, wall mounted basin with chrome mixer tap over. There are inset ceiling lights, part tiling to walls, tiled floor, central heating radiator and obscure uPVC double-glazed window to rear.

LIVING ROOM

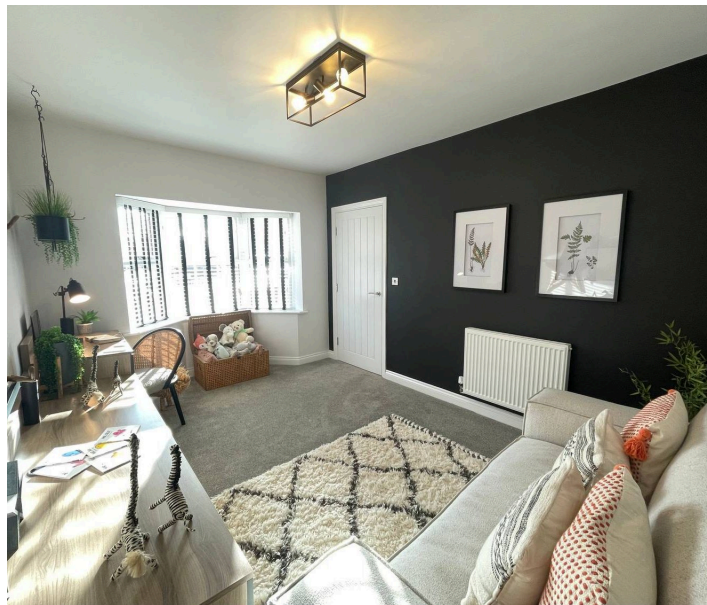
Front facing principal reception space with uPVC double glazed bay window to front, there is ceiling light and central heating radiator.

FAMILY ROOM

A versatile additional reception space suitable for a multitude of usages either as a lounge, playroom or indeed a work from home office. There is ceiling light, central heating radiator and uPVC bay window to front.

FIRST FLOOR LANDING

From entrance hallway staircase rising to first floor landing with spindle balustrade, ceiling light, central heating radiator, access to the loft via a hatch and access to the airing cupboard housing the hot water tank, boiler and offering further storage space. Here we gain access to the following rooms:





BEDROOM ONE

Front facing double bedroom with a bank of fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed window to front.

EN-SUITE SHOWER ROOM

Comprising of a three-piece white suite in the form of close coupled W.C, wall mounted basin with chrome mixer tap over by Hansgrohe, shower enclosure with mains fed chrome mixer Hansgrohe shower within. There are inset ceiling spotlights, extractor fan, part tiling to walls, tiled floor, chrome towel rail/ radiator, shaver socket and obscure uPVC double glazed window to front.

BEDROOM TWO

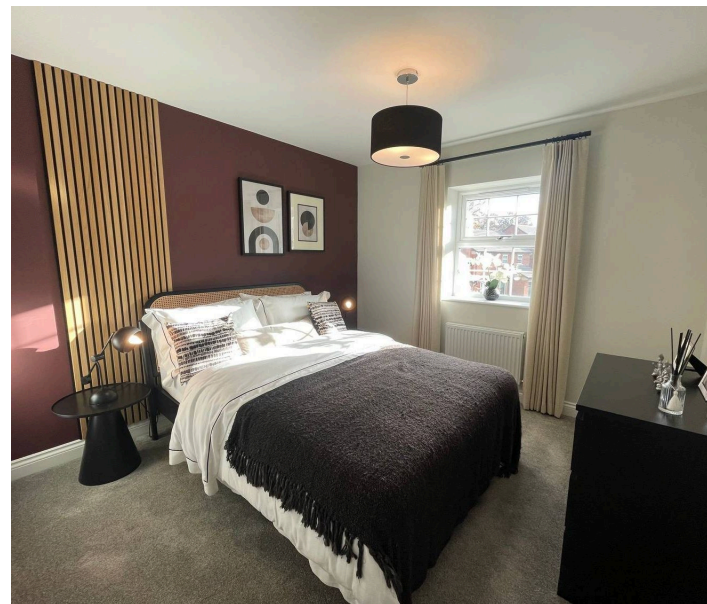
Front facing double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

BEDROOM THREE

Double bedroom with ceiling light, central heating radiator and uPVC double glazed window to rear enjoying views towards Barnsley.

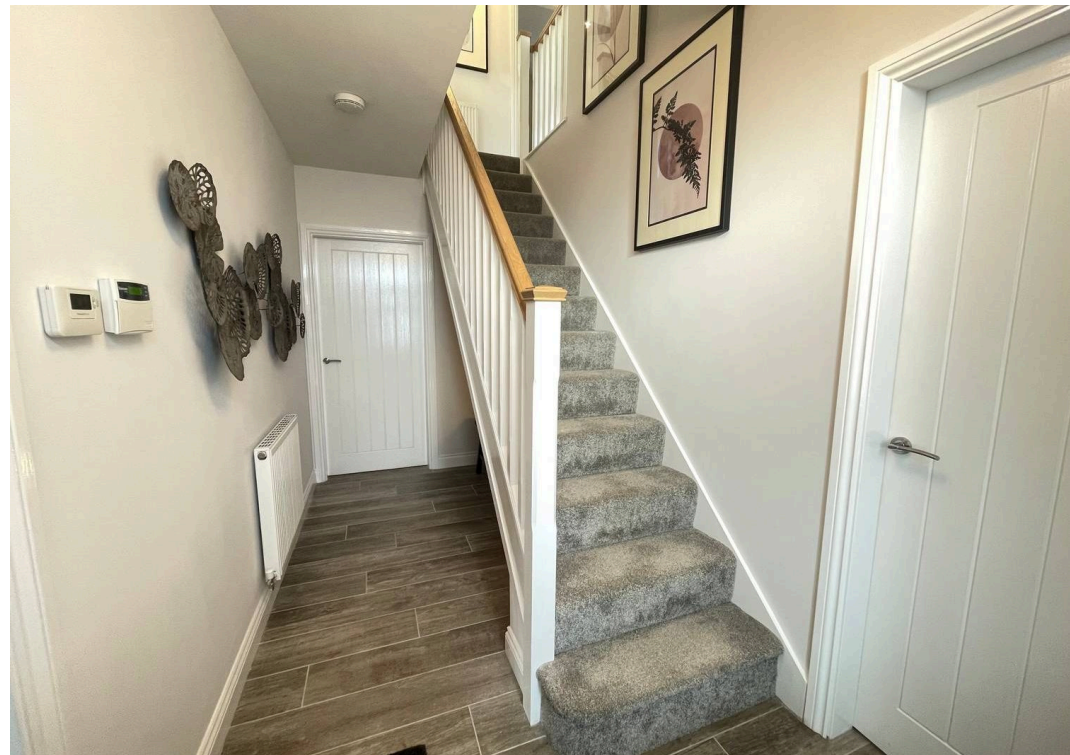
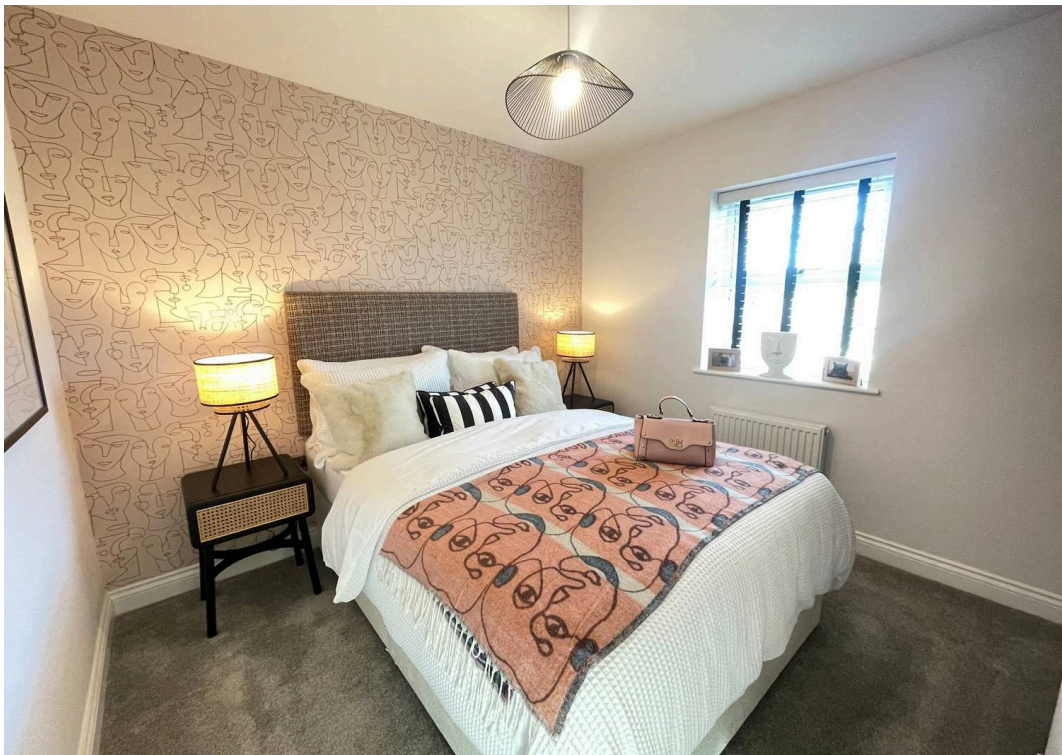
BEDROOM FOUR

Built-in wardrobes, ceiling light, central heating radiator and uPVC double glazed window to rear enjoying views towards Barnsley.



HOUSE BATHROOM

Comprising of a four-piece modern white suite in the form of close coupled W.C, wall mounted basin with Hansgrohe mixer tap over and bath with chrome mixer Hansgrohe tap and shower enclosure with mains fed chrome Hansgrohe mixer shower within. There are inset ceiling lights, extractor fan, part tiling to walls, tiled floor, chrome towel rail/ radiator and obscure uPVC double glazed window to rear.



Garden

To the front of the home is a lawned space, to the rear there is a drive providing off-street parking leading to a single garage on block paving. To the rear is a fully enclosed garden with predominately lawned space, block paved patio area immediately behind the home, perimeter walling and fencing and shrubs giving extra privacy with complimenting flower beds.



ADDITIONAL INFORMATION COUNCIL

PLEASE NOTE THE PHOTOS ARE FROM THE SHOW HOME PLOT 69 WE ARE ADVISED BY THE BUILDER THAT THE FINISH WILL BE MIRRORED ON PLOT 70. PLEASE NOTE THAT FURNITURE, WALL COVERINGS, CURTAINS AND OTHER ACCESSORIES SHOWN IN THE PHOTOS ARE NOT INCLUDED. FOR FURTHER DETAILS IN THE FANTASTIC SPECIFICATION INCLUDED PLEASE ENQUIRE. . The EPC Rating is TBC and we are informed by the vendor that the property is Freehold.

COUNCIL TAX BAND

TBC

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

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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