

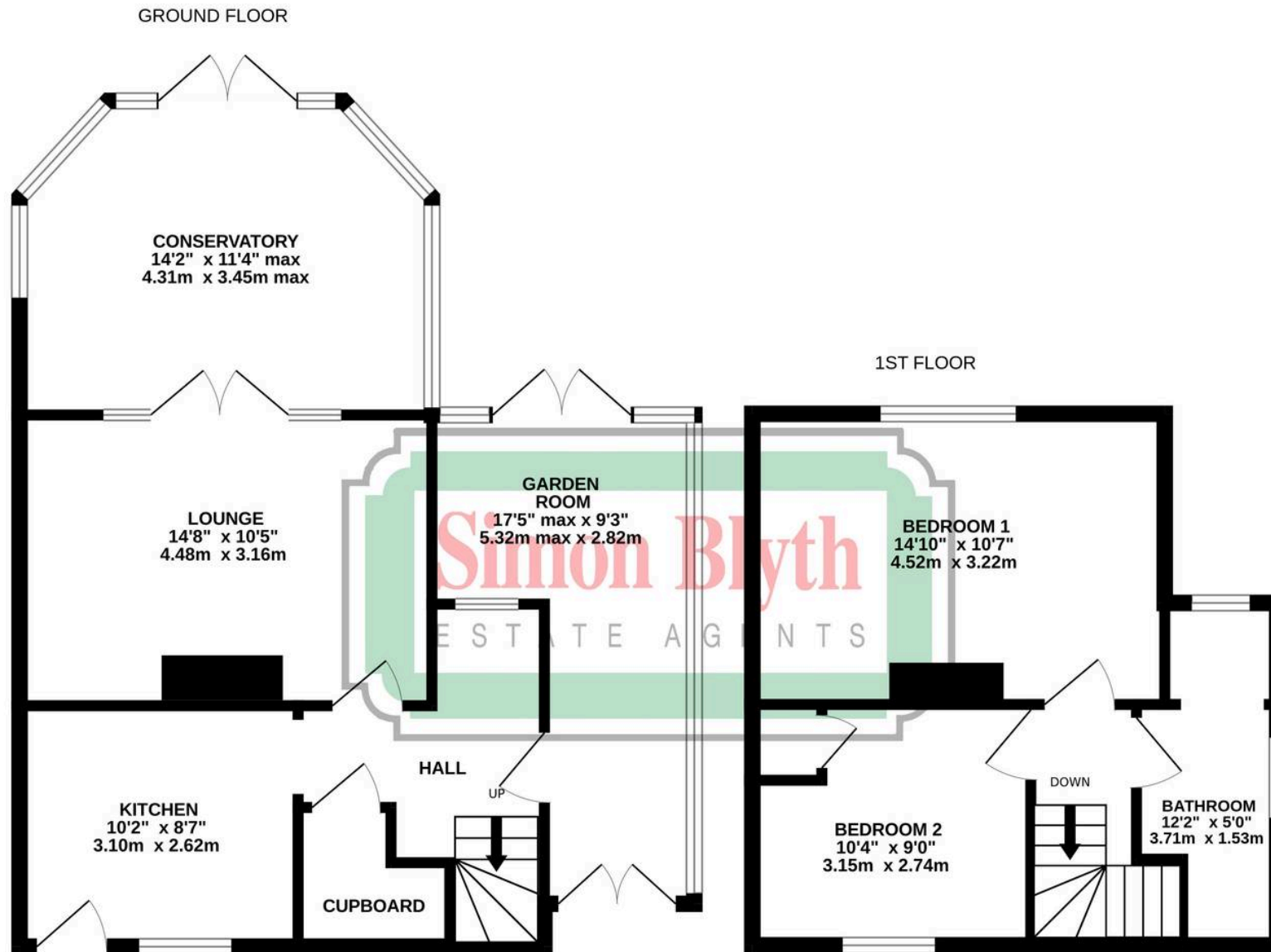


## The Crescent, Barnsley

Barnsley

Starting bid **£135,000**





THE CRESCENT

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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## The Crescent

Barnsley, Barnsley

LOCATED ON THIS QUIET RESEDENTIAL POSITION, YET WELL POSITIONED FOR BARNSELY TOWN CENTRE, WE OFFER TO THE MARKET THIS EXTENDED TWO DOUBLE BEDROOMED SEMI-DETACHED HOME WITH OFF-STREET PARKING AND GARAGE. WELL PRESENTED THROUGHOUT AND WITH THE ADDED ADVANTAGE OF NO UPPER VENDOR CHAIN.

Council Tax band: B

Tenure: Freehold

- NO CHAIN
- TWO BEDROOMS
- POPULAR AREA
- ENCLOSED GARDEN
- GARDEN ROOM
- GARAGE





### ENTRANCE

Entrance gained via twin French doors in uPVC and double glazing into garden room.

### GARDEN ROOM

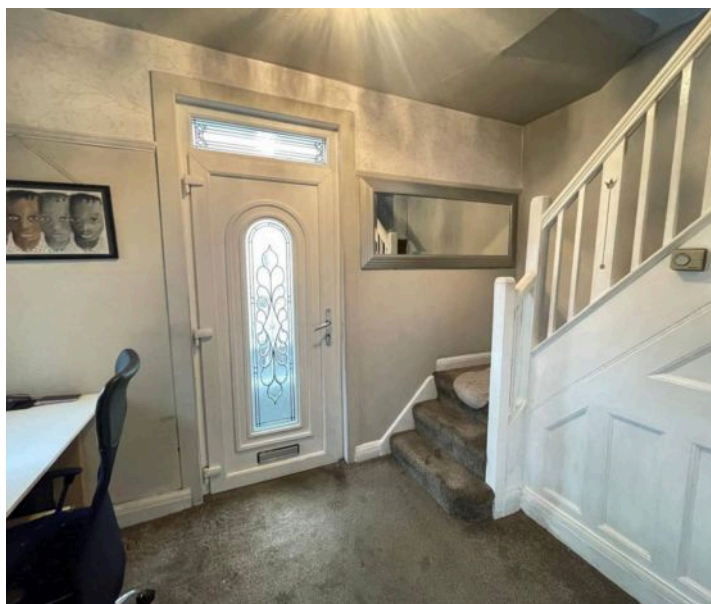
An L-shaped single-story extension to the home incorporating entrance porch and also providing additional flexible reception space with room for lounge furniture, enjoying aspects over the rear garden. There is uPVC double glazing to three sides and twin French doors giving access to garden, two wall lights and wooden flooring. A uPVC and obscure glazed door leads through to entrance hallway.

### ENTRANCE HALLWAY

A well sized entrance hallway with space for a desk to provide study space. There is ceiling light uPVC double glazed window into garden room, staircase rising to first floor with cupboard underneath. Here we gain entrance to the following rooms:

### KITCHEN

With a range of wall and base units in a white shaker style with contrasting solid wood block worktops. Integrated appliances in the form of induction hob, integrated electric oven and grill, built-in fridge freezer, plumbing for a washing machine, plumbing for a dishwasher and ceramic sink with mixer tap over. There is ceiling light, uPVC double glazed window to front and uPVC and decoratively glazed door giving access out. Back from entrance hallway, door leads through to lounge.





## LOUNGE

A principal reception space with the main focal point being a multi-fuel stove sat within ornate surround. There is ceiling light, coving to the ceiling, picture rail and wooden flooring. Twin French doors in uPVC with matching glazed side panels open through to the conservatory.

## CONSERVATORY

An addition to the home offering versatile additional space, enjoying a lovely position overlooking the rear garden. There is uPVC double glazing to three sides and twin French doors giving access to garden.

## FIRST FLOOR LANDING

From entrance hallway staircase rises and turns to first floor landing with ceiling light, uPVC double glazed window and access to the loft via a hatch. Here we gain entrance to the following rooms:

## BEDROOM ONE

A generous double bedroom with ceiling light, picture rail and uPVC double glazed window to rear enjoying elevated views.







## **BEDROOM TWO**

A further double bedroom with ceiling light, picture rail and uPVC double glazed window to front.

## **BATHROOM**

Comprising of a three-piece white suite in the form of low level W.C, basin sat within vanity unit with chrome mixer tap over and bath with chrome mixer tap with antique telephone style shower attachment over. There is ceiling light, part cladding to walls and obscure uPVC double glazing to two elevations.

## **REFERRAL ARRANGEMENTS**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.







#### **AUCTIONEERS COMMENTS**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



## GARDEN

To the front of the home is a driveway providing off-street parking with adjacent single garage, from driveway twin iron gates open onto front garden. A spacious front garden yet low maintenance with predominantly artificial grass with gravel beds and various shrubs all enclosed with perimeter fencing. To rear is a mature, yet again low maintenance garden with artificial grass spaces, gravelled areas, shrubs, and is enclosed with perimeter fencing.





## ADDITIONAL INFORMATION

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

## COUNCIL TAX BAND

B

## 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 FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

## 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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