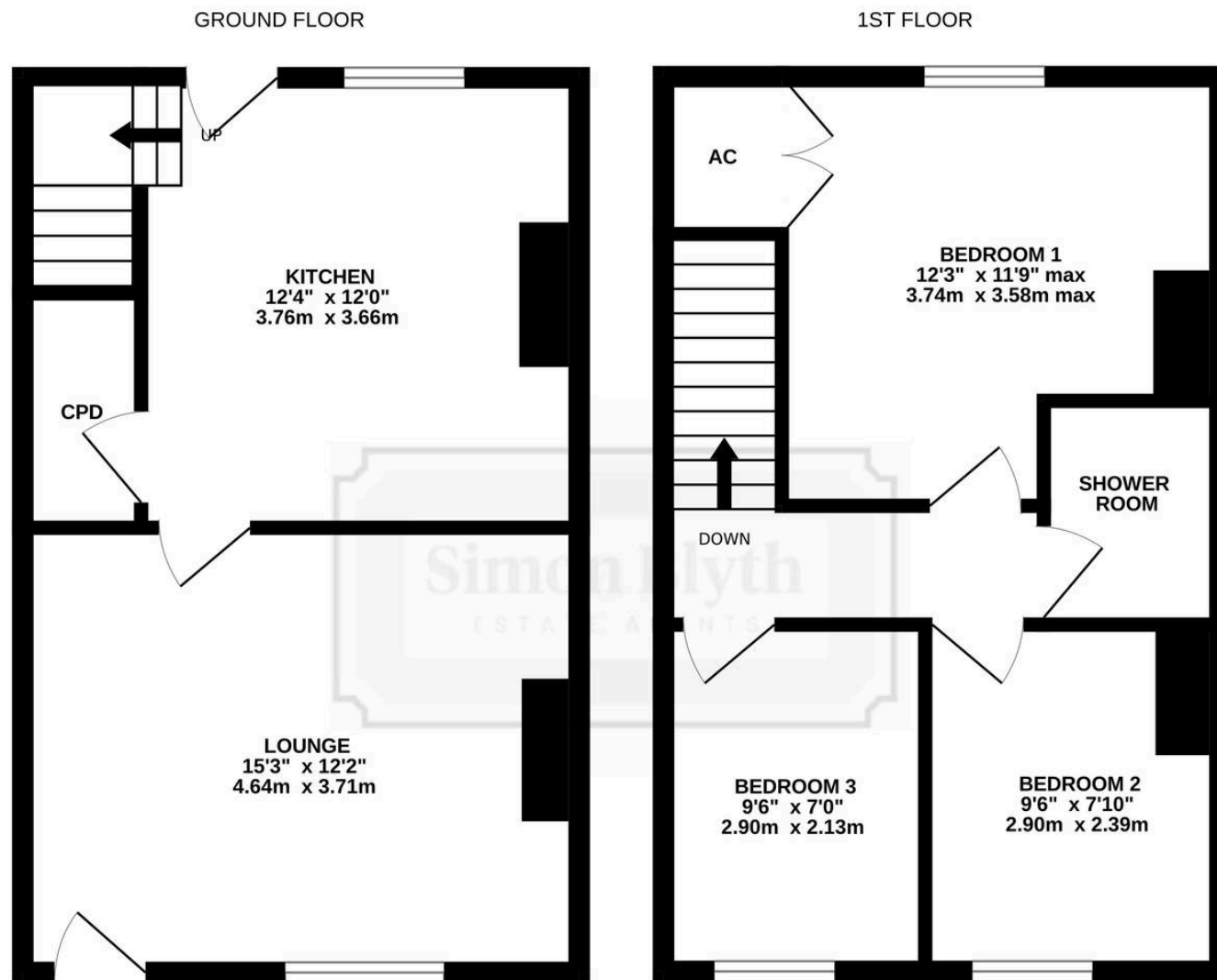




Huddersfield Road, Darton
Barnsley

Offers in Region of **£130,000**



HUDDERSFIELD ROAD

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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Huddersfield Road

Darton, Barnsley

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN. THIS THREE BEDROOMED MID-TERRACED PROPERTY IS SITUATED ON THE EDGE OF DARTON, CLOSE TO LOCAL AMENITIES, WITH EASY ACCESS TO LOCAL AND NATIONAL COMMUTER ROUTES AS IT IS IDEALLY PLACED FOR ACCESS TO JUNCTION 38 OF THE M1 MOTORWAY

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- IDEAL FOR INVESTORS OR FIRST TIME BUYERS
- DESIRED LOCATION
- CLOSE TO AMENITIES
- REQUIRES MODERNISATION
- FRONT AND REAR GARDEN



ENTRANCE

Approached off Huddersfield Road up a tarmac lane, up a couple of steps to the front door. The front door is white uPVC with opaque glass oval center piece and opaque top box.

LOUNGE

15' 3" x 12' 2" (4.64m x 3.71m)

A uPVC door gives access to the spacious living room consisting of a single light point, radiator and gas fire with stone surround with wooden mantel and stone flagged hearth. A wooden door then leads through to the kitchen diner.

KITCHEN

12' 4" x 12' 0" (3.76m x 3.66m)

A spacious room with ample space for a table and chairs. The kitchen comprises of a range of wall and base units in a shaker style with laminate worktops and tiled splashback. There is a stainless steel sink and drainer with stainless steel tap, space for a freestanding fridge, washing machine and gas stove. There is also a built-in storage cupboard to the corner of the room, strip light, gas fire with tiled hearth, uPVC window overlooking the rear garden, uPVC door giving access to the rear and door leading to staircase which rises to the first floor.



FIRST FLOOR LANDING

Staircase rises from ground floor to first floor landing with loft hatch, ceiling light and access to the following:

BEDROOM ONE

12' 3" x 11' 9" (3.74m x 3.58m)

A spacious double bedroom with uPVC window overlooking the rear garden, ceiling light and radiator. A cupboard to the corner of the room houses the hot water tank.

BEDROOM TWO

9' 6" x 7' 10" (2.90m x 2.39m)

A uPVC window overlooking the front of the property, ceiling light and radiator.

BEDROOM THREE

9' 6" x 7' 0" (2.90m x 2.13m)

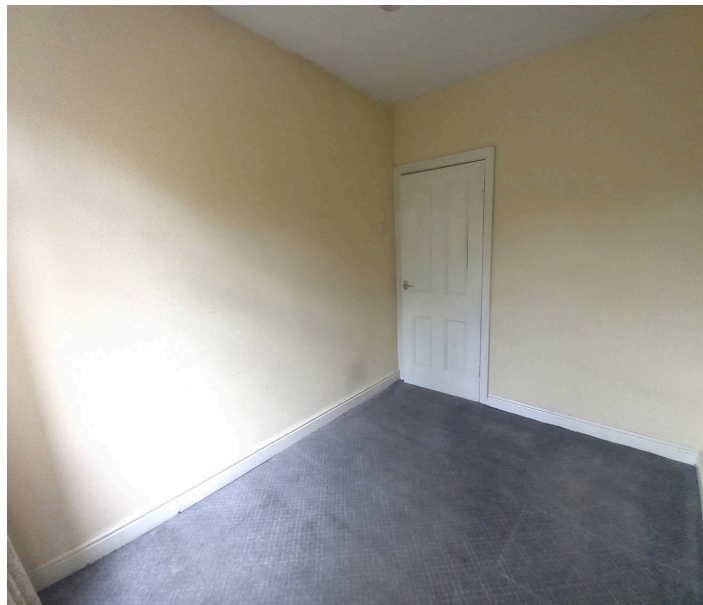
A white uPVC window overlooking the front of the property, ceiling light and radiator.

SHOWER ROOM

Comprising of a three piece suite in the form of close coupled wc, pedestal basin with Victorian style taps over and corner shower cubicle with mains fed shower. There is tiling to full height and to floor, ceiling light and radiator.

GARDEN

To the front of the property there is a garden area with path leading to front door which is accessed via a wrought iron gate. To the rear of the property is an enclosed garden with lawned area and concrete path which leads to a wooden gate giving access out to the rear lane. To the back of the garden there is a shed as well as the original outbuilding in brick consisting of two storage units.



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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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

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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



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