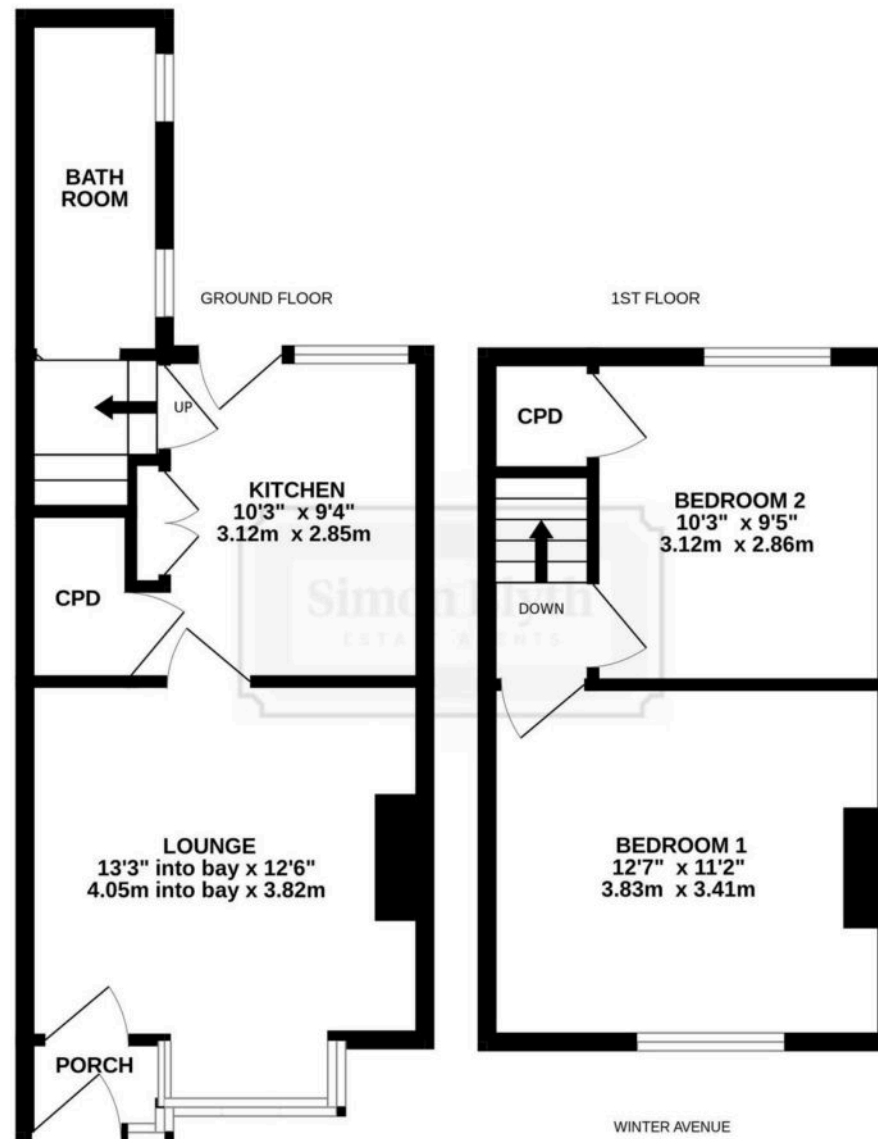




**Winter Avenue, Barnsley**  
Barnsley

Offers in Region of **£150,000**





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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## Winter Avenue

Barnsley

THIS TWO BEDROOM PROPERTY, IS OFFERED TO THE MARKET COMPLETELY MODERNISED, WITH DOUBLE GLAZING, INSULATION AND NEW DOORS THROUGHOUT. THERE IS ALSO OFF STREET PARKING TO THE REAR. WITH EASY ACCESS TO BARNSELY HOSPITAL, BARNSELY TOWN CENTRE AND COMMUTER LINKS, THIS END TERRACE PROPERTY IS BEAUTIFULLY PRESENTED AND READY TO MOVE INTO.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- FULLY MODERNISED THROUGHOUT
- CLOSE TO AMENITIES
- TWO SPACIOUS BEDROOMS
- OFF STREET PARKING
- CLOSE TO COMMUTER LINKS
- MUST BE VIEWED
- IDEAL FOR FIRST TIME BUYERS





## ENTRANCE

The front porch is accessed from Winter Ave via a composite door with an opaque & stained glass, semicircular top panel. There is also an opaque glass panel above the door. To the side of the door, there is a white uPVC window, with the top panels having a stained glass motif.

## LOUNGE

The lounge is accessed from the porch via a composite door. A spacious room with the main focal point being a log burner effect electric fire. There is a ceiling light, central heating radiator, bay window with white uPVC windows with stained glass flower motifs. A wooden door then leads though to the kitchen.

## KITCHEN

Accessed from the lounge, the kitchen itself has a range of wall and base units in high gloss. Integrated appliances in the form of; Samsung combination oven and grill with four ring Samsung induction hob with chimney style extractor fan over, Franke single bowl and draining board in stainless steel, with a mixer tap over. There is a space for a free-standing fridge freezer and plumbing for a washing machine. The room has inset ceiling spotlights, wood effect laminate flooring, central heating radiator, uPVC double glazed window, and access to pantry.





## **BATHROOM**

Comprising of a three-piece white suite in the form of; low flush WC, basin sat within vanity unit with chrome mixer tap over, and bath with stainless steel mixer tap over top with waterfall effect shower head over and sperate handheld attachment with glazed shower screen. The room has a ceiling light, full tiling to walls and floor, chrome towel rail / radiator and two obscure glazed uPVC double glazed windows.

## **BEDROOM 1**

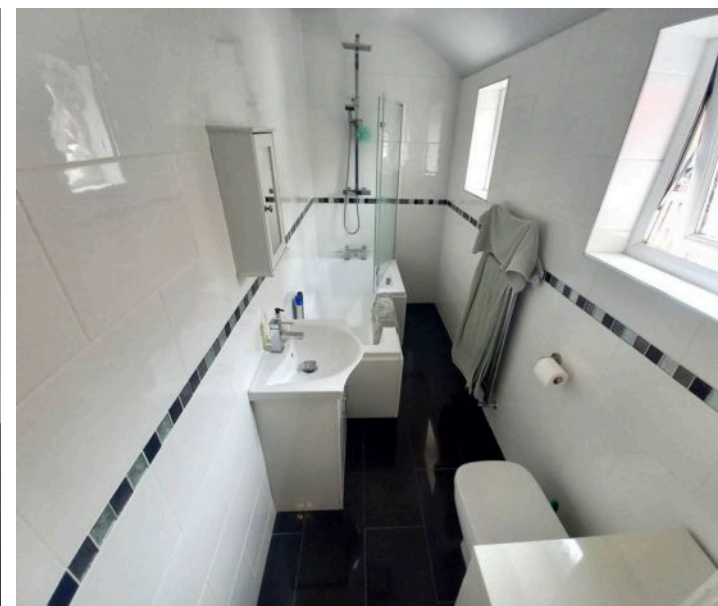
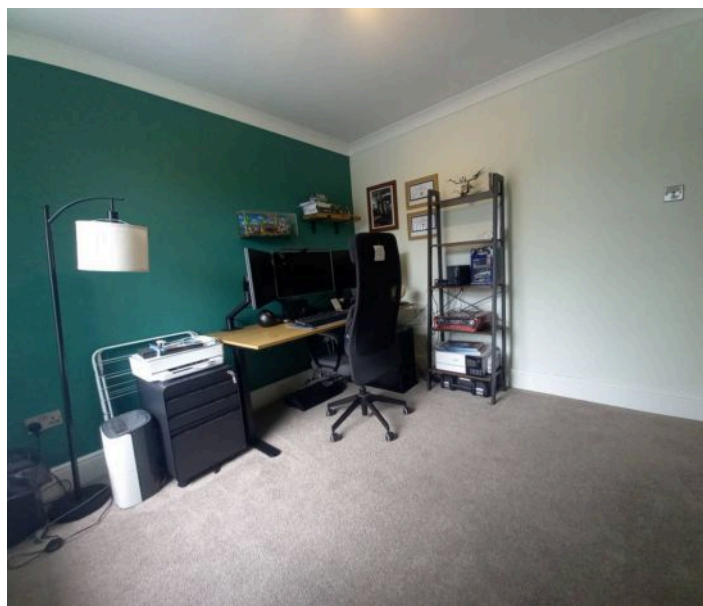
A front facing spacious bedroom with ceiling light, central heating radiator and uPVC double glazed window.

## **BEDROOM 2**

A further double bedroom rear facing with ceiling light, central heating radiator and uPVC double glazed window, access to loft via a hatch and a storage cupboard housing the properties boiler.

## **LOFT**

Accessed from bedroom two, we are advised by the vendor this room is board and insulated.





## FRONT GARDEN

To the front is a low maintenance garden with privet hedge bordering to two of the sides, with perimeter walling and iron gate.

## YARD

The rear of the property is divided into two parts; the lower part is made up of a cemented area and flagged patio seating area. The upper part is made up of stone chips and is accessed via a double gate from the back of Pogmoor Road thus creating off-street parking.



## ADDITIONAL INFORMATION

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

The house was fully renovated before the vendor bought the property in December 2017.

Since 2017, the vendor informs us that the following works have been completed:

- New windows throughout excluding the front room
- New rooves over the bathroom, porch and bay window
- Loft insulated and boarded
- Chimney capped and repointed
- Boiler serviced annually with last service on 30/6/2025

## 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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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

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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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