

134 GREENFOOT LANE BARNSELY S75 1AQ



PRICE: OFFERS AROUND £139,950

An attractive two bedroom detached bungalow having established gardens and drive in a very popular residential location, convenient for the town centre local shops including a post office and the park.

Viewing arrangements can be made by appointment through our Residential Department on 01226 299221

PHOTO GALLERY



LOUNGE



DINING ROOM



BATHROOM



REAR ELEVATION



REAR GARDEN



SIDE ELEVATION

AWAITING EPC DETAILS

134 GREENFOOT LANE
BARNSELEY

Very pleasantly situated having a view over the adjacent Wilthorpe Park, the bungalow is well appointed and also benefits from gas central heating, uPVC double glazing and PVC external doors.

Outside, there are mature lawned gardens extending on three sides, with patios, well stocked herbaceous borders and a gated driveway providing plenty of off-road parking.

The accommodation comprises:

GROUND FLOOR

Recessed front entrance having a PVC double glazed external door to the

HALLWAY with central heating radiator, a fitted double cloaks cupboard housing the gas and electric meters and central heating boiler, the hall provides access to the loft via a fitted ladder

LOUNGE 20'3" X 11'11" including the alcoves, located to the front, having a wood fireplace with marble effect surround and hearth to the Valour Home Flame coal effect gas fire, there is a view over the park, coving, a gable window and a central heating radiator

KITCHEN 12' maximum X 8'11" located off the lounge and having a fitted range of floor and wall mounted storage units with ash effect door fronts and black real granite worktops incorporating a stainless steel sink unit and drainer with mixer taps, there is a breakfast bar and integrated appliances of a Neff double oven, halogen hob, cooker hood, plumbing facilities for an automatic clothes washer, wall display cabinet, pantry/store providing ideal storage for the vacuum cleaner, ironing board etc, coving, central heating radiator and PVC double glazed rear entrance door

FRONT BEDROOM ONE 12'4" X 9'7" with coving and a central heating radiator

REAR BEDROOM TWO 11'5" X 11'8" including the fitted wardrobes, blinds, coving and central heating radiator

FULLY TILED BATHROOM 8'1" X 5'11" having a three piece suite comprising of a panelled bath with Aqualasia shower, chrome mixer taps and hand shower attachment over, pedestal wash hand basin with mixer taps and popup waste, low flush WC, curved chrome towel ladder, panelled ceiling, mirror fronted cabinet and ceramic tiled floor

OUTSIDE

The property is very pleasantly situated in this popular residential area adjacent to Wilthorpe Park, handily placed for local shops including the Post Office, the General Hospital and the town centre.

There are established lawned gardens to the front and rear of the property with a good range of mature bushes and shrubs. Within the rear garden there is a circular block paved patio and a small shed. On the front boundary there is a wrought iron hand gate to the front door and a gated flagged driveway providing off-road parking.

GENERAL INFORMATION

CENTRAL HEATING

The property has a gas fired central heating system served by a wall mounted Worcester boiler located in the hall cupboard.

FIXTURES & FITTINGS

Only the items specifically mentioned within these particulars are included in the sale.

TRAVELLING

Proceed out of the town centre from Barnsley College along the A635 Huddersfield Road. Pass through the traffic lights at College House and then within 400 yards take the second turn right after the shops onto Greenfoot Lane. The property is located along on the left hand side adjacent to the park and can be identified by our sale board.

WEBSITE ADDRESS

Details of all the properties currently on offer through Wilbys can be viewed on Wilbys.net, OnTheMarket.com or by using the search feature within Rightmove.co.uk. the UK's No. 1 property website.

MORTGAGE PROCEDURE

If you wish to make an offer on this property before contacting a Financial Advisor or Solicitor you should make your offer to our office to avoid any delay and the possibility of a sale being agreed to other interested parties. Under the Estate Agents act 1991 you will be required to give us your financial details to enable us to qualify your ability to purchase before we can recommend your offer to our sellers. Offers may be made by visiting our Eastgate Office or by telephone on 01226 299221.

MONEY LAUNDERING REGULATIONS

In order to proceed with a sale we will need confirmation of Identity and Proof of address.

FREE VALUATION

If you have a property to sell our Residential Sales Manager, Mr Mark Farmer, or our Valuer, Ben Border, will be pleased to arrange an appointment to give you a market valuation and advice. The advisory service is free and without obligation.

IMPORTANT NOTICE

1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.
2. All rents and prices quoted are exclusive of VAT, unless otherwise stated.
3. All measurements, areas and distances quoted are approximate only.
4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.
5. Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
6. Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitor
7. The boundaries, ownership and tenure of this property have not been checked against the Title Deeds for any discrepancies or rights of way, if any. Prospective purchasers are advised to check these matters with their solicitor prior to entering into any contracts.