

**44 PRIESTLEY AVENUE  
DARTON  
BARNESLEY  
S75 5LG**



**PRICE: OFFERS AROUND £95,000**

**A delightful two bedroom semi detached bungalow with gardens in a popular village location on the North West side of Barnsley, approximately four miles from the town centre and about one mile from junction 38 of the M1 motorway at Haigh.**

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



**PHOTO GALLERY**



**LOUNGE**



**KITCHEN**



**BEDROOM ONE**



**BEDROOM TWO**



**REAR ELEVATION**



**REAR GARDEN**

**44 PRIESTLEY AVENUE**  
**DARTON**

The property has been well maintained, having had a new concrete roof and repairs to the carport carried out in October 2013, yet offers scope to personalise.

Outside, there are mature lawned gardens at the front and rear, and a gated block paved drive provides off-street parking and access to an attached carport.

The uPVC double glazed and gas centrally heated accommodation comprises:

**GROUND FLOOR**

Side entrance having a uPVC double glazed external door to the

**KITCHEN 10'4" X 6'11"** with fitted range of floor and wall mounted storage units having granite effect worktops incorporating a stainless steel sink unit and drainer with mixer taps, there are drawers, plumbing facilities for an automatic clothes washer, a freestanding Belling cooker, central heating radiator, full height tiling on three walls, a front facing window and access to the

**LOUNGE 13'10" X 11'6"** having a deep silled window, located to the front, and a central heating radiator

**INNER LOBBY** with loft access

**REAR BEDROOM ONE 13'4" X 8'8'** with ceiling rose and a central heating radiator

**REAR BEDROOM TWO 9'10" X 9'9"** including the fitted beech effect wardrobes on one wall including shelving, central heating radiator and a set of wide uPVC French style external doors leading onto a large flagged patio in the rear garden

**BATHROOM 6'9" X 6'6"** having a three piece suite comprising of a panelled bath, pedestal wash hand basin, partial low level tiling and a central heating radiator

**OUTSIDE**

The property is well positioned on this now well established development. There are lawned garden areas extending to the front and rear with herbaceous borders. A gated block paved drive provides off-road parking and access to a carport attached to the gable of the bungalow. External water point. External meter boxes. Within the rear garden there is a side pathway and a timber shed which is included in the sale. Two external wall lanterns. PVC fascias and dry verge.

**GENERAL INFORMATION**

**CENTRAL HEATING**

The property has a gas fired central heating system served by a boiler located in the loft.

**FIXTURES & FITTINGS**

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

## **TRAVELLING**

Proceed out of Barnsley on the A635 Huddersfield Road, at the Claycliffe roundabout take the second exit onto the A637 Claycliffe Road. At the small roundabout bear right and continue on the main road into Darton. On entering the village of Darton, take the first turning left onto Bence Lane. Turn right onto Churchfield Lane and within approximately 150 yards turn left onto Churchfield Avenue. At the end turn right onto Priestley Avenue. Number 44 is located on the right hand side just after Wood Close.

## **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.



# ENERGY PERFORMANCE CERTIFICATE

## Energy Performance Certificate



44, Priestley Avenue, Darton, BARNSELEY, S75 5LG

<b>Dwelling type:</b>	Semi-detached bungalow	<b>Reference number:</b>	0258-7087-7289-4816-5964
<b>Date of assessment:</b>	05 January 2016	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	05 January 2016	<b>Total floor area:</b>	47 m <sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

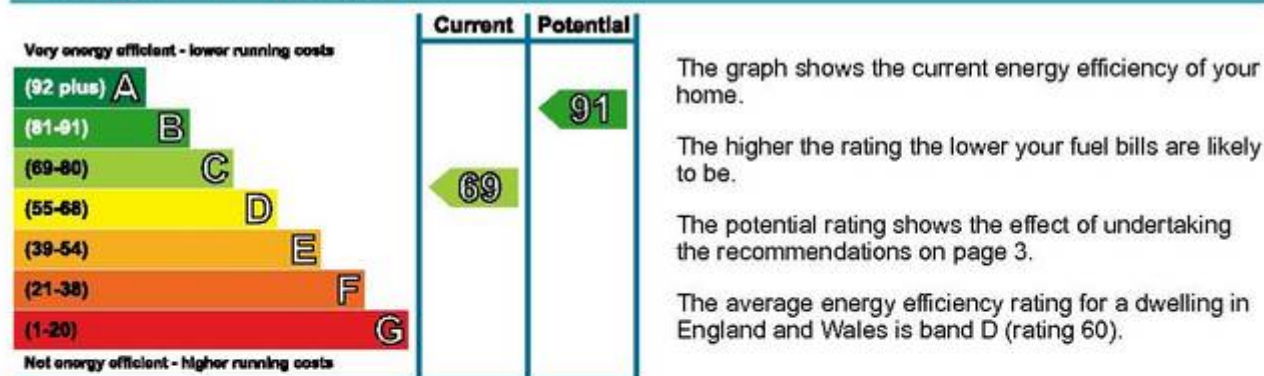
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,650</b>
<b>Over 3 years you could save</b>	<b>£ 414</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 99 over 3 years	£ 99 over 3 years	
Heating	£ 1,269 over 3 years	£ 978 over 3 years	
Hot Water	£ 282 over 3 years	£ 159 over 3 years	
<b>Totals</b>	<b>£ 1,650</b>	<b>£ 1,236</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 120	✓
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 126	✓
3 Solar water heating	£4,000 - £6,000	£ 87	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

## FLOORPLAN

44 Priestley Avenue S75 5LG



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CHARTERED SURVEYORS

**01226 299221**

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Barnsley  
South Yorkshire  
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[www.wilbys.net](http://www.wilbys.net)

Floor plans are for identification purposes only.  
All measurements are approximate.

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