

### **6 ASHBY COURT BARNSELY S70 6JQ**



**PRICE: OFFERS AROUND £66,500 FOR A 70% SHARE**

**A delightful two bedroom, semi detached bungalow close to Barnsley town centre and junction 37 of the M1 motorway at Dodworth, forming part of an affordable housing development by Guinness Northern Counties for those aged 55 and over.**

**Please enquire for details of the purchasing criteria in accordance with the lease.**

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

**PHOTO GALLERY**



**LOUNGE**



**KITCHEN**



**BEDROOM ONE**



**BEDROOM TWO**



**BATHROOM**



**REAR ELEVATION**



**6 ASHBY COURT**  
**BARNSELEY**

The property is situated on an attractive courtyard development by Guinness Northern Counties located off Shaw Lane within one mile of the town centre.

There are open plan lawned gardens at the front and rear maintained by the Association. The bungalow has PVC fascias and the uPVC double glazed and gas centrally heated accommodation comprises:

**GROUND FLOOR**

Side entrance having an external light and PVC double glazed entrance door to the

**'L' SHAPED HALL** with a central heating radiator, loft access and built in utility cupboard housing the central heating boiler and providing useful storage for the vacuum cleaner, ironing board etc

**LOUNGE 15'3" maximum X 11'8" maximum** located to the rear, having coving and a twin panelled central heating radiator

**KITCHEN 9'1" maximum X 7'5" maximum** having a fitted range of floor and wall mounted storage units having wood effect worktops incorporating a stainless steel sink unit and drainer, there are tiled surrounds, a fitted utility cupboard, plumbing facilities for an automatic clothes washer, a freestanding electric cooker, a rear facing window and a twin panelled central heating radiator

**FRONT BEDROOM ONE 13'8" maximum X 9'9" maximum** with blinds, a fitted store cupboard, coving and a central heating radiator

**FRONT BEDROOM TWO 9'6" X 7'2"** with coving, blinds and a central heating radiator

**BATHROOM 6'2" X 5'11"** having a three piece white suite comprising of a panelled bath with a Triton shower over, pedestal wash hand basin, low flush WC, wall mirror, partial low level tiling, a roller blind, mirror fronted wall cabinet and a central heating radiator

**OUTSIDE**

The property is very pleasantly situated on this small cul-de-sac development by The Guinness Partnership Housing Association, just off Shaw Street, within under 1 mile from the town centre.

The property has established lawned garden areas at the front and rear, and there is a side pathway leading to the entrance door. External light and meter boxes to the gable. PVC fascias. Wheelie bin shelter in the rear garden.

**GENERAL INFORMATION**

**TENURE**

Leasehold. The lease is for X years from X date.

This property forms part of an "affordable housing scheme" by Guinness Northern Counties who are the landlords. The property is offered subject to conditions of their lease. The sale is for those aged 55 and over, who will be purchasing a 70% equity in the property on a shared ownership basis. Please enquire for details of the criteria in accordance with the lease.

## **SERVICE CHARGE**

There is a monthly service charge of £X per calendar month.

The service charge includes grass cutting, window cleaning, warden service, external property repairs, use of lounge and laundrette and the emergency pull cord system.

## **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**

Kindly note that the carpets, curtains and light fittings are included in the sale. Only the items specifically mentioned within these particulars are included.

## **TRAVELLING**

Proceed from the town centre along Shambles Street from the town hall to the town end roundabout. Take the third exit/straight over onto Racecommon Road. Within approximately a third of a mile turn right onto Shaw Lane after Shawlands Public House. The development is located on the left hand side within approximately 80 yards. Number 6 is located on the right hand side 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.

# ENERGY PERFORMANCE CERTIFICATE

## Energy Performance Certificate



6, Ashby Court, BARNSELEY, S70 6JQ

**Dwelling type:** Semi-detached bungalow  
**Date of assessment:** 27 October 2015  
**Date of certificate:** 30 October 2015

**Reference number:** 2038-7922-7240-4105-2904  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 51 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

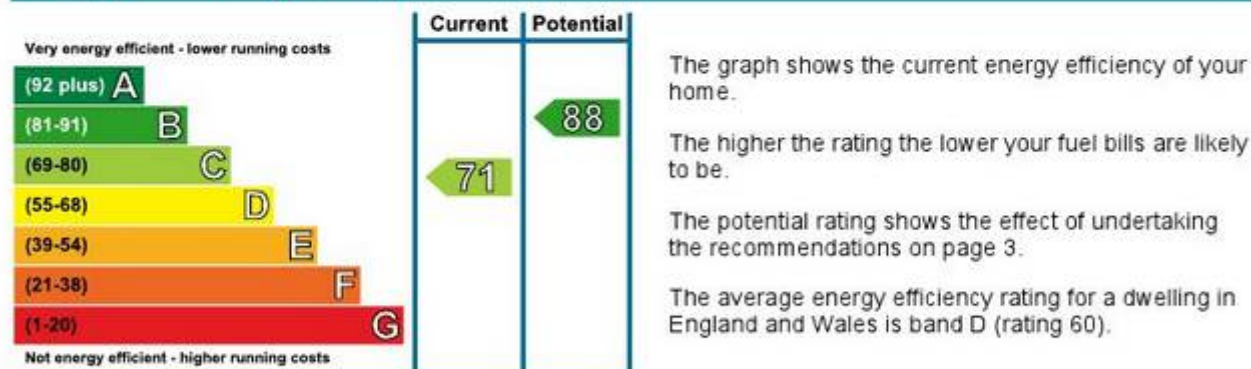
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,623</b>
<b>Over 3 years you could save</b>	<b>£ 237</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 105 over 3 years	
Heating	£ 1,194 over 3 years	£ 1,071 over 3 years	
Hot Water	£ 288 over 3 years	£ 210 over 3 years	
<b>Totals</b>	<b>£ 1,623</b>	<b>£ 1,386</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	£ 129	
2 Low energy lighting for all fixed outlets	£10	£ 30	
3 Solar water heating	£4,000 - £6,000	£ 78	

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.