

**42 DARLEY AVENUE
ATHERSLEY SOUTH
BARNSELY
S71 3QF**



PRICE: OFFERS AROUND £87,500

An older type three bedroom semi detached house with good size gardens, driveway, off-road parking and a popular location convenient for the town centre and commuting to other major regional centres.

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

PHOTO GALLERY



LOUNGE



KITCHEN



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



REAR ELEVATION



REAR GARDEN

42 DARLEY AVENUE
ATHERSLEY SOUTH

The property offers well presented and generously proportioned accommodation, situated on this established development off the Rotherham Road convenient for local shops and stores.

The gardens too are of generous size, forming a fairly level site with mature lawns, well enclosed and having a driveway providing ample off-road parking.

The gas centrally heated and uPVC double glazed accommodation comprises:

GROUND FLOOR

Front entrance having a PVC double glazed external door with wall lantern to the

PORCH of brick construction, with inner door to the

HALLWAY with twin panelled central heating radiator, a fitted cloaks cupboard ideal for the vacuum cleaner, ironing board etc, there is good storage space beneath the staircase, a front facing window and a door to the

LOUNGE 19'5" X 13'3" a spacious through room, the measurements including the chimney breast with display shelving used for the HiFi equipment, dado and two central heating radiators

Multi-pane door from the hallway leads to the

DINING KITCHEN 12'10" X 9'11" having a fitted range of floor and wall mounted storage units, having beech effect door fronts and granite effect worktop surfaces incorporating a sink unit and drainer with mixer taps, there is an integrated halogen hob, cooker hood, plumbing facilities for an automatic clothes washer, gable window, tiled surrounds, twin wall display cupboards, drawers, ceramic tiled floor, twin panelled central heating radiator and housing the central heating boiler. A door leads to the

REAR ENTRANCE PASSAGE with two external doors, one timber and the other a composite door. The passage gives access to a

STORE 6'6" X 4'10" providing useful storage and a toilet (not plumbed - not in working condition)

The staircase from the hallway with spindle balustrade rises to the

FIRST FLOOR

LANDING with continuation of the balustrade, loft access and built in linen cupboard

REAR BEDROOM ONE 12'9" maximum X 10'1" maximum having rear and gable windows with blinds and a central heating radiator

REAR BEDROOM TWO 13'4" maximum X 11'4' maximum including the hanging robes with three sliding mirrored doors and a dressing table with four height nest of drawers, central heating radiator

FRONT BEDROOM THREE 8'7" X 8'2" with built in store cupboard, blinds and a twin panelled central heating radiator

FULLY TILED BATHROOM 6'4" X 5'8" having a white suite consisting of a corner panelled bath with seat, mixer taps/hand shower attachment, Aquatronic shower and folding shower screen over, semi pedestal wash hand basin with mixer taps, low flush WC, extractor fan, ceramic tiled floor and chrome towel ladder radiator

OUTSIDE

The property is well situated in a popular residential area on the North East side of Barnsley, approximately 1½ miles from the town centre. Occupying a fairly level site with established gardens extending to the front and rear, there is an enclosed lawned front garden with mature hedging and a gated side driveway that provides off-road parking and access to an enclosed rear garden with a good sized lawn. Within the rear garden there is a timber shed. There is a security light to the rear elevation whilst to the gable there is a meter box and two wall lanterns.

GENERAL INFORMATION

CENTRAL HEATING

The property has a gas fired central heating system served by a wall mounted Ideal boiler located in the kitchen.

FIXTURES & FITTINGS

Kindly note that the carpets and blinds where fitted are included in the sale. Only the items specifically mentioned within these particulars are included.

TRAVELLING

Proceed out of Barnsley on the A61 Wakefield Road, at the bottom of Old Mill Lane pass Wickes store and continue on Wakefield Road through the first set of traffic lights at the junction with Smithies Lane. Within 50 yards turn right at the second set of traffic lights onto the B6132 Carlton Road. Within a third of a mile turn left at the traffic lights onto the A633 Rotherham Road. Within a quarter of a mile turn first right onto Chatsworth Road. Turn left at the small roundabout onto Wingfield Road. In 200 yards turn right onto Aston Drive and at the end bear right onto Darley Avenue. Number 42 is located a short distance along 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



42, Darley Avenue, BARNSELY, S71 3QF

Dwelling type: Semi-detached house
Date of assessment: 02 February 2016
Date of certificate: 02 February 2016

Reference number: 0228-6023-7292-4626-2994
Type of assessment: RdSAP, existing dwelling
Total floor area: 85 m²

Use this document to:

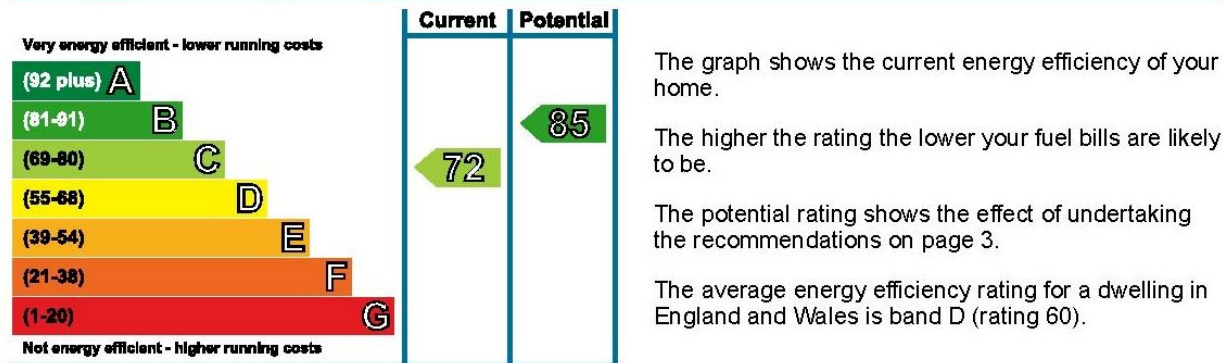
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,106
Over 3 years you could save	£ 258

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 168 over 3 years	<div style="background-color: #008000; color: white; padding: 10px; border: 2px solid #008000; width: 100px; margin: 0 auto;"> You could save £ 258 over 3 years </div>
Heating	£ 1,584 over 3 years	£ 1,470 over 3 years	
Hot Water	£ 306 over 3 years	£ 210 over 3 years	
Totals	£ 2,106	£ 1,848	

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 Low energy lighting for all fixed outlets	£15	£ 42	
3 Solar water heating	£4,000 - £6,000	£ 99	✔

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

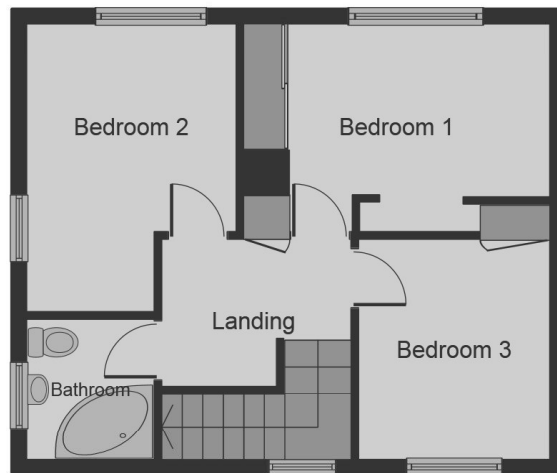
To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

FLOORPLAN

42 Darley Avenue S71 3QF



Ground Floor



First Floor

WILBYS

CHARTERED SURVEYORS

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South Yorkshire
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www.wilbys.net

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

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