

18 ASHBY COURT BARNSELEY S70 6JQ



PRICE: OFFERS AROUND £70,000 FOR A 70% SHARE

A well presented 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 Partnership 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



SIDE / REAR ELEVATION



SIDE GARDEN

18 ASHBY COURT
BARNESLEY

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

Occupying a delightful corner position at the head of the cul-de-sac, there are open plan lawned gardens extending on three sides maintained by the association.

The bungalow has PVC fascias and soffits, and the uPVC double glazed and gas centrally heated accommodation comprises:

GROUND FLOOR

PVC double glazed external door within a covered side entrance with external light to an

'L' SHAPED HALLWAY with coat rail, central heating radiator, built in linen cupboard suitable for storage of ironing board, vacuum cleaner etc

LOUNGE 15'5" maximum X 11'10" maximum located to the rear, having a wood fireplace with marble effect surround and hearth to the electric fire and a twin panelled central heating radiator

KITCHEN 9'2" maximum X 7'5" maximum having fitted floor and wall mounted storage units with wood effect worktops incorporating a stainless steel sink unit and drainer with mixer taps, there are tiled surrounds, drawers, plumbing facilities for an automatic clothes washer, cooker hood, space for a gas cooker, ceramic tiled floor, rear facing window and a twin panelled central heating radiator

FRONT BEDROOM ONE 13'6" maximum X 9'10" maximum including the fitted furniture of wardrobes in an attractive ash effect, incorporating drawers and having a central dressing table and three height nest of drawers, twin panelled central heating radiator and loft access

FRONT BEDROOM TWO 9'5" X 7'2" having a twin panelled central heating radiator

BATHROOM 6'1" X 5'10" having full height tiling on one and a half walls and to the surrounds, the suite comprises of a bath with Mira shower over, pedestal wash hand basin, low flush WC, wall mirror, fitted shelving and a twin panelled central heating radiator

OUTSIDE

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

The property has established lawned gardens extending on three sides and there is parking space within the development. External light and meter boxes. PVC fascias and soffits.

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.

This 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 boiler located in the loft.

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 Shamble Street from the town hall to the town end roundabout. Take the third exit/straight over onto Racecommon Road. Within approximately one third of a mile turn right onto Shaw Lane after Shawlands Public House. The development is located on the left hand side within 80 yards. Number 18 is located in the top right hand corner 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



18, Ashby Court, BARNSELEY, S70 6JQ

Dwelling type: Semi-detached bungalow	Reference number: 0747-2817-7174-9526-2375
Date of assessment: 23 March 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 23 March 2016	Total floor area: 52 m ²

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:	£ 1,758
Over 3 years you could save	£ 291

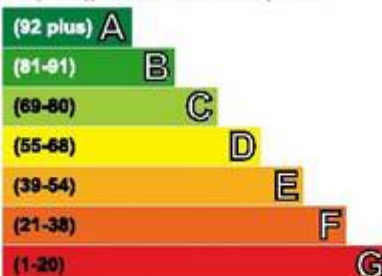
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 111 over 3 years	<div style="background-color: #008000; color: white; padding: 10px; width: fit-content; margin: auto;"> You could save £ 291 over 3 years </div>
Heating	£ 1,335 over 3 years	£ 1,185 over 3 years	
Hot Water	£ 264 over 3 years	£ 171 over 3 years	
Totals	£ 1,758	£ 1,467	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
69	87

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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

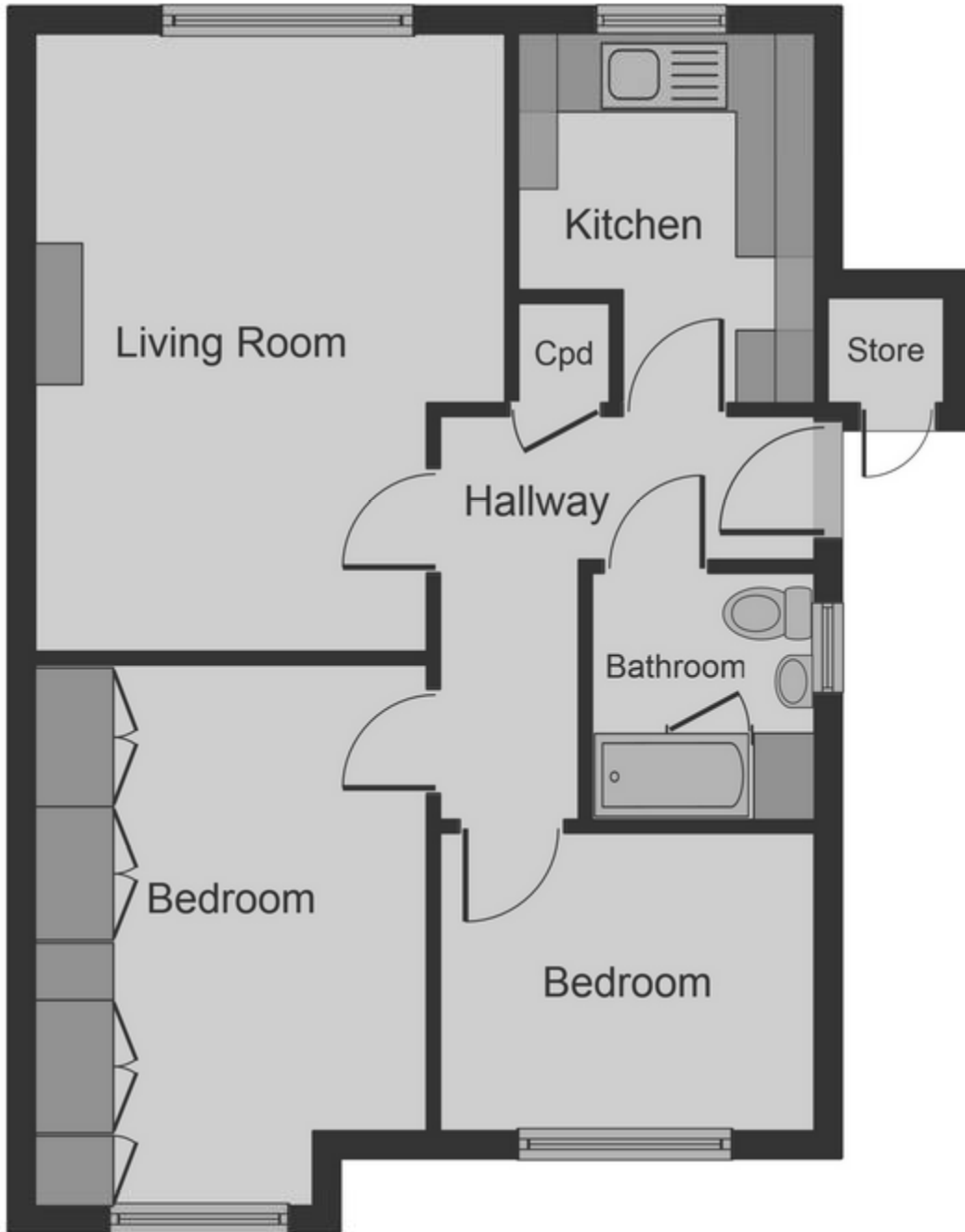
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 156	✓
2 Low energy lighting for all fixed outlets	£15	£ 39	
3 Solar water heating	£4,000 - £6,000	£ 93	✓

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

18 Ashby Court



Ground Floor



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Barnsley
South Yorkshire
S70 2EP

www.wilbys.net

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

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