SAT IN AN ELEVATED POSITION BOASTING GARDENS TO ALL ASPECTS IS THIS PRIVATELY POSITIONED TWO BEDROOMED BUNGALOW IN NEED OF MODERNISATION BUT WITH GREAT POTENTIAL AND LOCATED CLOSE BY TO LOCAL AMENITIES.

The accommodation on offer briefly comprises: entrance porch, entrance hallway, living room, kitchen, two double bedrooms and bathroom. Externally the property sits on an envious plot with generous gardens surrounding. A viewing is highly recommended.

Offers around £250,000
THE ACCOMMODATION CONTAINS

GROUND FLOOR

ENTRANCE HALLWAY
Access gained via twin French doors into entrance porch with glazed wooden door and glazed window to side into entrance hallway. There is ceiling light, radiator, laminate flooring, access to the loft and access to the following rooms:

KITCHEN
Comprising of a range of wall and base units with contrasting laminate worktop. There is space for a washing machine, cooker and fridge freezer. There is a stainless steel sink with hot and cold tap over, two uPVC double glazed windows, coal fire, vinyl flooring and ceiling light.

LIVING ROOM
A generous reception space with two uPVC double glazed windows, two radiators, ceiling light, two wall lights and coal fire with tiled surround.
BATHROOM
Comprising of a three piece suite with close coupled wc, pedestal basin with hot and cold tap over and shower cubicle with mains fed shower. There is an obscure glazed window, ceiling light, radiator and tiled flooring.

BEDROOM ONE
A spacious double bedroom with the benefit of fitted wardrobes and dresser. There is ceiling light, radiator and uPVC double glazed window.

BEDROOM TWO
A further double bedroom with views over the rear garden. There is ceiling light, uPVC double glazed window, laminate flooring and radiator.
OUTSIDE
The front of the property is accessed via wrought iron gates leading up the driveway with brick walling to the side of the property. The garden wraps around the property, is mainly laid to lawn and enclosed by trees and shrubs.

DIRECTIONS

VIEWING
For an appointment to view, please contact the Barnsley Office on 01226 731730

BOUNDARY OWNERSHIP
The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:
1 There is a six inch measurement tolerance, or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2 None of the main services, i.e gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES
FLOOR PLANS NOT TO SCALE- FOR IDENTIFICATION PURPOSES ONLY

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independant mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning.

Your home may be repossessed if you do not keep up repayments on your mortgage.
For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME
7 DAYS A WEEK
Monday to Friday - 8:45 am to 5:30 pm
Saturday - 9:00 am to 2:00 pm
Sunday - 11:00 am to 1:00 pm
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