

### 3 KINGSTONE PLACE BARNSELEY S70 6LN



**PRICE: OFFERS AROUND £94,950**

A very well presented semi detached house offering two bedroom accommodation with attractive gardens, in a popular residential area handily placed for the local park, the town centre and junction 37 of the M1 motorway at Dodworth.

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**



**3 KINGSTONE PLACE**  
**BARNSELY**

Enjoying a very good position in a small cul-de-sac off Raley Street, in this popular location, the property has been very well cared for and this is evident throughout, having attractive décor and modern appointments including gas central heating, the boiler was replaced in Summer 2013 and PVC double glazed windows and external doors.

Outside, well tended lawned gardens extend on three sides and there are established bushes, and flagged and decked patios provide areas in which to relax.

A viewing is essential so please call us for an appointment.

The accommodation comprises:

**GROUND FLOOR**

Front entrance having a PVC double glazed external door to the

**ENTRANCE LOBBY** with coat rail, central heating radiator, fitted store cupboard and inner door to the

**LOUNGE 20'10" X 11'4"** including the alcoves, a spacious through room having a dining area at the rear 8'3" wide, within the lounge there is a marble effect fireplace to a cobble electric fire, coving, two central heating radiators, one being at either end of the room and there are good views over the cul-de-sac and beyond from this slightly elevated position

**KITCHEN 9'1" X 8'** located to the rear, having a fitted range of floor and wall mounted storage units having cream door fronts and contrasting black granite effect worktop surfaces, incorporating a sink unit and drainer with mixer taps, an integrated Algor electric oven, a four ring gas hob, there are plumbing facilities for an automatic clothes washer, drawers, blinds, window overlooking the rear garden, partial wall panelling, central heating radiator and access to the

**SIDE ENTRANCE LOBBY** with PVC double glazed external door and access to a

**STORE 6'7" X 3'1"** with power and light supply, shelving and space ideal for a vacuum cleaner, ironing board etc

**UNDER STAIRS STORAGE AREA** off the side entrance lobby

From the front entrance lobby there is a staircase with handrail rising to the

**FIRST FLOOR**

**LANDING** with gable window, central heating radiator and loft access

**FRONT BEDROOM ONE 14'11" X 9'7"** a spacious room having two windows, central heating radiator and useful built in store cupboard

**REAR BEDROOM TWO 11' maximum X 11'2" maximum** with built in store cupboard and central heating radiator

**BATHROOM 6'6" X 5'5"** having a three piece white suite comprising of a panelled bath with a Triton Madrid shower and full height tiling over, two surrounds, pedestal wash hand basin, low flush WC, built in linen store and central heating radiator

## **OUTSIDE**

The property enjoys an excellent position in this small cul-de-sac off Raley Street, in the popular residential area of Kingstone within a short walk of the ever popular Locke Park.

Standing in the head of this small cul-de-sac, the property has well tended and attractive gardens extending on three sides. Standing behind a brick front boundary wall with wrought iron hand gate which leads into a lawned front garden with gravelled herbaceous border and side pathway with adjoining lawn leads to a larger rear garden where there is a wide flagged patio immediately adjoining the house. A lawn with decked patio area stands at a slightly higher level and the sale includes a store and a garden shed. External water point to the rear elevation. Just like the house, the gardens are well maintained.

## **GENERAL INFORMATION**

### **CENTRAL HEATING**

The property has a gas fired central heating system served by a wall mounted Worcester boiler.

### **FIXTURES & FITTINGS**

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

### **TRAVELLING**

Proceed out of Barnsley town centre at the side of the Town Hall, along Shambles Street to the town end roundabout. Take the third exit on to Racecommon Road. Just after Shaw Street and Longcar Lane turn right on to Raley Street. Proceed to the end and take the last turn left into Kingstone Place. Number 3 can be found in the head of the cul-de-sac on the left hand side. Our sale board will help to identify the property.

### **WEBSITE ADDRESS**

Details of all the properties currently on offer through Wilbys can be viewed on [www.wilbys.net](http://www.wilbys.net) 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, Paul Salkeld 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



**3, Kingstone Place, BARNSELY, S70 6LN**

**Dwelling type:** Semi-detached house  
**Date of assessment:** 18 October 2013  
**Date of certificate:** 18 October 2013

**Reference number:** 8907-7320-1259-4528-0996  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 69 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

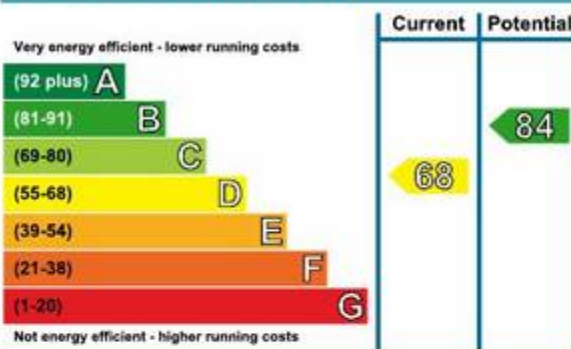
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,944</b>
<b>Over 3 years you could save</b>	<b>£ 294</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 237 over 3 years	£ 126 over 3 years	
<b>Heating</b>	£ 1,455 over 3 years	£ 1,341 over 3 years	
<b>Hot Water</b>	£ 252 over 3 years	£ 183 over 3 years	
<b>Totals</b>	<b>£ 1,944</b>	<b>£ 1,650</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



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	£800 - £1,200	£ 130	✓
2 Low energy lighting for all fixed outlets	£35	£ 93	
3 Solar water heating	£4,000 - £6,000	£ 69	✓

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.