



HOUSE
STYLE
Apartment

RECEPTION
ROOMS
1

BEDROOMS
2

EPC RATING
D

SPACIOUS TWO DOUBLE BEDROOM GROUND FLOOR FLAT – OFFERED WITH NO VENDOR CHAIN – PARTICULARLY PEACEFUL YET CONVENIENT SETTING – CLOSE TO BARNSELY TOWN CENTRE AND THE HOSPITAL – ALSO WELL PLACED FOR DAILY COMMUTING VIA THE M1 MOTORWAY – WILL SUIT EARLY RETIREE AND PROFESSIONALS ALIKE

DESCRIPTION Enjoying an excellent setting towards the end of Midhope Way, this is a particularly peaceful setting yet nonetheless offers easy access to Barnsley town centre, the hospital and it is also an excellent setting for anyone wishing to commute via the M1 motorway on a daily basis. Offered to the market with NO VENDOR CHAIN, these Wortley Construction built flats in our opinion provide accommodation somewhat larger than the average to be found in the borough, whilst further benefitting from gas fired central heating, uPVC double glazing and a garage. The accommodation on offer comprises Communal Entrance with Entryphone entrance system, Entrance Hall, spacious through Lounge/Dining Room, Smallbone Breakfast Kitchen with integrated appliances, two Double Bedrooms (both with fitted furniture) and spacious Shower Room.

£150,000



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Property Details

GROUND FLOOR

COMMUNAL ENTRANCE The entrance to the block is via an intercom-controlled entry system.



ENTRANCE HALL The hallway to the property is of a very good size and having a built-in double fronted cloaks/storage cupboard, and the area is heated by a radiator.



THROUGH LOUNGE/DINING ROOM 24' 4" x 12' 6" (Reducing to 9'2") (7.42m x 3.81m) A very well proportioned through Lounge/Dining Room which runs the full width of the property to the front elevation. Double glazed French doors provide access to the front-facing garden, the focal point of the room is an attractive Adam style fireplace with marble hearth and inset, this in turn containing a living coal effect gas fire. There are picture windows to both the lounge and dining areas and the room is heated by two radiators.





BREAKFAST KITCHEN Providing an extensive range of Smallbone units to base and eye level, including a generous expanse of worktop surfaces with inset stainless-steel sink, there is a breakfast bar extension, wall mounted Glow Worm gas fired central heating boiler, space for an automatic washing machine and condensing dryer and the sale will include the integrated Neff oven and grill, four ring induction hob and extractor canopy.



BEDROOM ONE 11' 10" x 9' 5" (3.61m x 2.87m) The measurements of this rear-facing Principal Double Bedroom are taken to the front of an expanse of fitted wardrobes. There is also a further vanity unit, bedside tables and the room is heated by a radiator.



BEDROOM TWO 11' 3" x 8' 7" (3.43m x 2.62m) This rear-facing second double Bedroom provides fitted wardrobes to one wall. There is a further airing cupboard which contains the hot water cylinder, and the room is heated by a radiator.



SHOWER ROOM 8' 2" x 5' 9" (2.49m x 1.75m) A very spacious Shower Room exhibiting full height tiling to the walls and providing a three-piece suite comprising of a generous walk-in shower cubicle with Triton T80 shower, pedestal wash hand basin and low flush WC. There is a built-in storage cupboard and a central heating radiator.



OUTSIDE The property enjoys the use of professionally managed, principally lawned gardens to both front and rear, the rear garden also providing drying facilities. All flats in the complex have a private GARAGE with light and power supplies.

SERVICES All mains are laid to the property.

HEATING A gas fired heating system is installed.



DOUBLE GLAZING The property benefits from uPVC sealed unit double glazing.

TENURE We understand the property to be Leasehold and are awaiting confirmation of the terms of the lease and ground rent payable.

COUNCIL TAX The property is understood to be Band B with a current annual charge of £1,500.23.



DIRECTIONS Postcode: S75 2LS - for SatNav purposes.

IB/JL PROPERTY DETAILS PREPARED 05 DECEMBER - NOT YET VERIFIED BY VENDOR

For More information please contact our office on 01226 767766, view our website www.butcherez.co.uk, see us on www.twitter.com/butcherez or email us at penistone@butcherez.co.uk

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