



17 Samuel Court, Barnsley, S72 8FL

Offers Over £64,950

The Property Shop is pleased to offer for sale this modern one bedroom apartment in the popular residential area of Cudworth. The property is well placed for access to local shops, Barnsley Town Centre and within easy reach of the M1 Motorway network. The apartment is tastefully decorated in the modern style. This third floor property briefly comprises, Kitchen/Living Room with a range of modern kitchen wall and base units, stainless-steel sink and electric oven, gas hob with extractor fan, fridge freezer and washing machine. The property also benefits from a double sized bedroom and generous bathroom. Outside there is secure entry and private allocated parking to the rear. For further information or to arrange an agent-accompanied viewing, please call The Property Shop on 01226 771333 or visit www.psbarnsley.co.uk.

INTRODUCTION

For sale this modern one bedroom apartment in the popular residential area of Cudworth. The property is well placed for access to local shops, Barnsley Town Centre and within easy reach of the M1 Motorway network. The apartment is tastefully decorated in the modern style. This third floor property briefly comprises, Kitchen/Living Room with a range of modern kitchen wall and base units, stainless-steel sink and electric oven, gas hob with extractor fan, fridge freezer and washing machine. The property also benefits from a double sized bedroom and generous bathroom. Outside there is secure entry and private allocated parking to the rear.

ENTRANCE HALL

With carpet to the floor, a radiator and access to the rest of the accommodation.

LOUNGE



A light and airy living room with uPVC double glazed window and complimentary Velux windows. Situated at the rear of the development the apartment offers far reaching views over the nearby countryside.

BREAKFAST/KITCHEN



With two Velux double glazed windows and radiator. The kitchen area has a range of fitted wall and base

units, work surfaces, sink and drainer, tiled splash backs, an electric oven, gas hob and extractor hood as well as a undercounter washing machine and fridge freezer.

BEDROOM



A double bedroom with a double Velux window and a radiator.

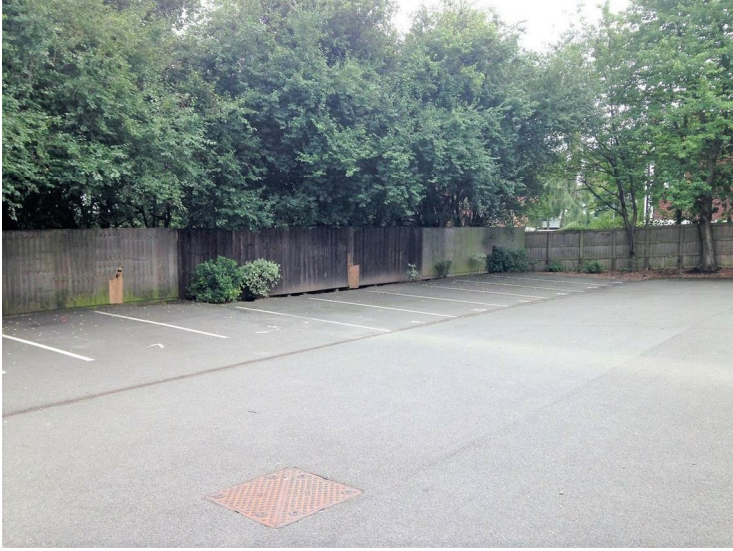
BATHROOM



Vinyl flooring, inset spotlights, extractor fan, tiled walls, a modern three piece white suite with bath, pedestal basin, W/C and central heating radiator.

STORAGE CUPBOARD

EXTERNALLY



The building is protected by secure entrance and there is allocated parking to the rear as well as ample visitor space.

LEASEHOLD

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

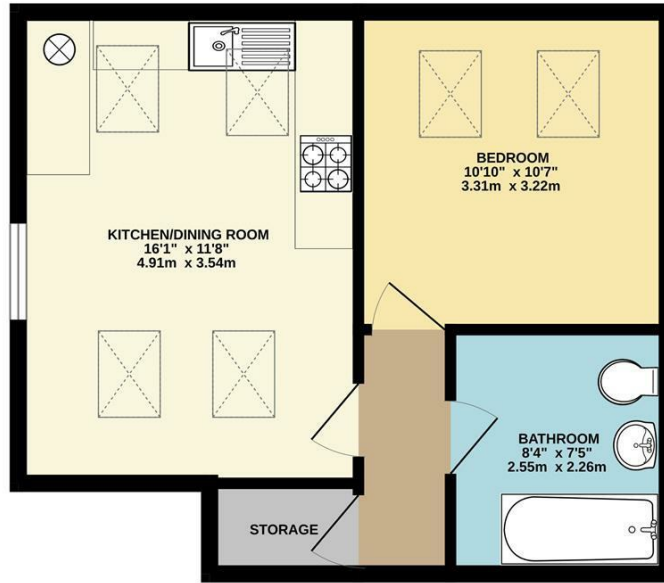
Thinking of selling?

If you are thinking of selling your home or just curious to discover the value of your property, The Property Shop would be pleased to provide free, no obligation sales and marketing advice.

The Property Shop, 62 Old Mill Lane
Barnsley, S71 1PJ

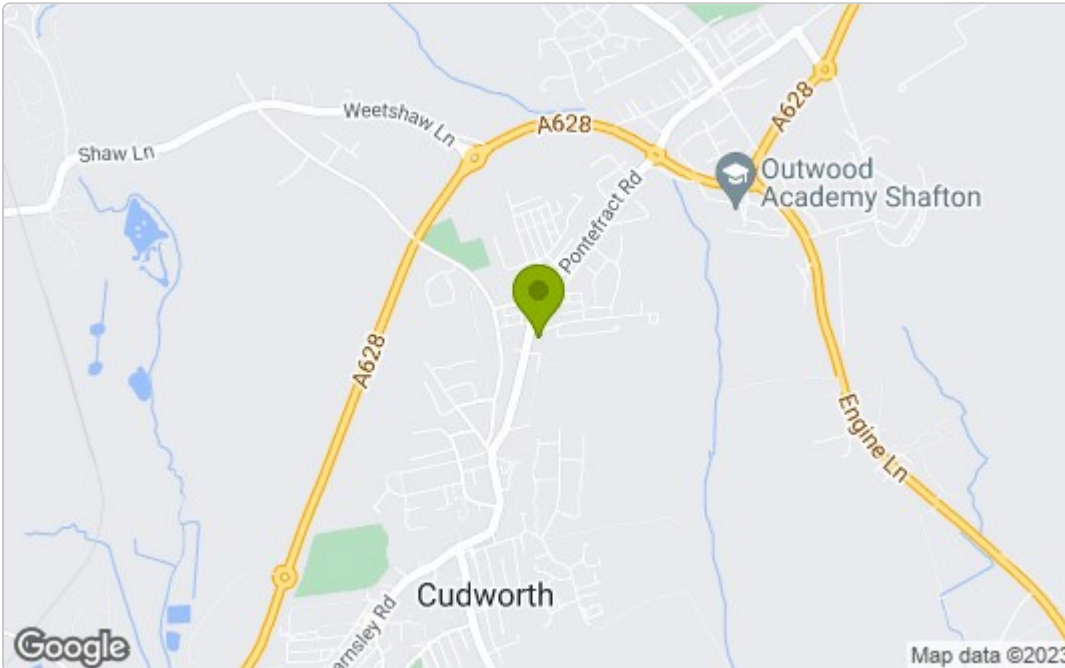
Floor Plan

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.

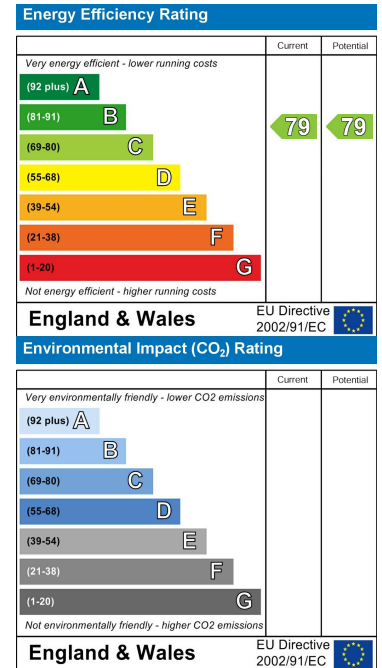


TOTAL FLOOR AREA: 406 sq.ft. (37.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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