merryweathers
Est. 1832

12 Keresforth Hill Road, Barnsley, S70 6RR

Offers In The Region Of £145,000

This immaculate terraced house, ideal for first-time buyers, investors, and families, features two double bedrooms, a stylish kitchen, a spacious reception room, and is conveniently located near public transport, amenities, and parks, offering a perfect blend of comfort, style, and convenience.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850

Property Introduction

Presenting for sale, an immaculate terraced house, perfect for first-time buyers, investors, and families alike. This property boasts a stylish and modern design that is sure to impress.

The home comprises two well-appointed double bedrooms, with the second offering the added convenience of built-in wardrobes, ideal for maximising space. The bedrooms create a warm and inviting atmosphere, perfect for a restful night's sleep.

The property also benefits from a tastefully designed bathroom featuring built-in storage, providing ample space to keep your toiletries neatly organised.

The kitchen, a true focal point of the house, is well-equipped with integrated appliances that will certainly please the home chef. It offers a perfect blend of functionality and style, making it the ideal place to prepare meals.

The house also includes a spacious reception room with large windows that flood the space with natural light, adding to the overall sense of openness and tranquility. The room also doubles as a dining space, making it perfect for entertaining guests or having family meals.

The location of this house is a significant selling point. It is conveniently situated near public transport links, local amenities and schools, making it an excellent choice for families. If you enjoy the outdoors, you will appreciate the proximity to nearby parks.

In conclusion, this property offers a blend of comfort, style and convenience. It promises a quality lifestyle for its occupants, making it a sound investment opportunity or a perfect place to call home.

Front Elevation

To the front of the property is a flagged garden surrounded by a brick wall.

Lounge 11'6" x 20'6" (3.52 x 6.26)

With a front facing UPVC window, two central heating radiators, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset. to the rear of the lounge is space for a dining table and chairs and UPVC doors which open to the garden.

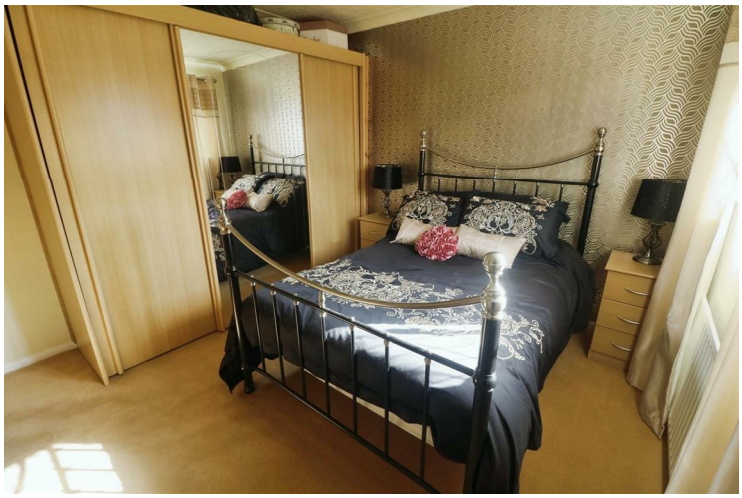
Kitchen 9'1" x 8'0" (2.77 x 2.45)

Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With integrated appliances to include an automatic washing machine and dishwasher. with central heating radiator.

Bedroom One 9'4" x 15'0" (2.87 x 4.58)

With two front facing UPVC windows and central heating radiator. The room is of double size featuring neutral décor and benefits from having a built in storage cupboard.

Bedroom Two 11'2" x 11'6" (3.42 x 3.52)



With a rear facing UPVC windows and central heating radiator. The room is of double size featuring neutral décor and benefits from having a built in storage cupboard which houses the central heating boiler.

Bathroom 8'3" x 5'4" (2.53 x 1.65)

With a three piece suite comprising of a bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window. The bathroom also benefits from built in storage.

Rear Elevation

To the rear of the property is a slabbed garden .

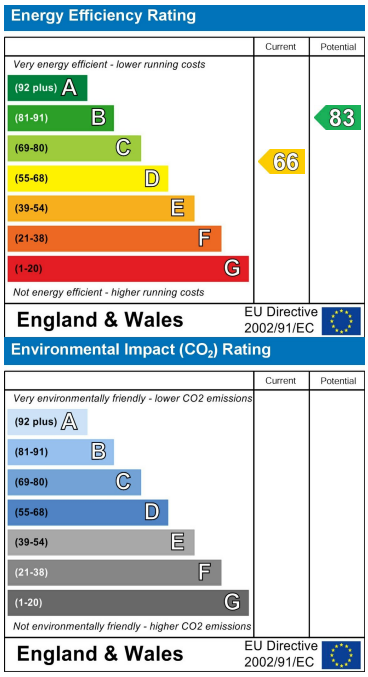
Material Information

Council Tax Band: A
Tenure: Freehold
Property Type: Mid Terrace
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
https://www.openreach.com/
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Parking type: On street
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk. https://check-for-flooding.service.gov.uk/find-location
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
https://www.groundstability.com/public/web/home.xhtml
We advise all clients to discuss the above points with a convincing solicitor.

Floor Plan

Area Map

Energy Efficiency Graph



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Registered in England and Wales No. 6679044

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