



12 Byron Drive, Barnsley, S71 2DE

**Offers Over £189,999**

MERRYWEATHERS are proud to fetch back to market after undergoing a full renovation this immaculate semi-detached bungalow, situated in a peaceful cul-de-sac with convenient access to local amenities and public transport, featuring a unique garden, a spacious reception room with a bay window, a well-equipped kitchen, and three bedrooms, making it an ideal family home.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850.

## Property Introduction

We are delighted to present for sale this immaculate semi-detached bungalow, located in a peaceful cul-de-sac location, with easy access to local amenities and public transport links. This property, perfect for families, boasts a unique garden feature that enhances its charm and appeal.

As you step inside the property, you are welcomed by a generously sized reception room, accentuated by a striking bay window that allows an abundance of natural light to flood the room. This area provides a perfect setting for family gatherings and social events.

The property further benefits from a well-presented brand new kitchen that is designed to maximise functionality and convenience. It features integrated appliances and is bathed in natural light, making it a delightful space for any culinary enthusiast to prepare meals.

The sleeping accommodation consists of three bedrooms - two spacious double bedrooms and a comfortable single room which in turn could be used a dining room or home office. These rooms offer ample space for personal belongings and provide the perfect sanctuary for rest and relaxation after a long day.

A notable feature of this property is the immaculate condition it is in, ensuring that the new homeowners can enjoy the comfort and luxury it offers without the need for any renovations or improvements.

Please note that viewing is strictly by appointment only. This is an opportunity not to be missed to purchase a property in a sought-after location. Contact us today to arrange your viewing. We look forward to showing you all that this fantastic property has to offer.

## Lounge 10'11" x 13'6" (3.33 x 4.14)



With a front facing UPVC bay window and central heating radiator. The room is freshly decorated with neutral tones and benefits from new carpets to the flooring.

## Kitchen 8'2" x 7'10" (2.50 x 2.39)



Set beneath the front facing UPVC double glazed window and incorporated into the roll edge work surface is a black sink and drainer 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, electric oven with hob above and undercounter fridge. The kitchen is a brand new fitting to the property and benefits from a tall black central heating radiator.

## Bathroom 6'7" x 5'4" (2.02 x 1.64)



With a three piece suite comprising of a walk in shower, vanity hand wash basin and low flush WC. With central heating radiator, wall mounted illuminated mirror and opaque double glazed window.

### **Bedroom One 11'1" x 9'11" (3.38 x 3.03)**



With rear facing UPVC sliding doors providing access to the garden and allowing natural light to the room. The bedroom is freshly decorated with new carpet to the floor and features a central heating radiator and handy built in storage cupboard.

### **Bedroom Two 11'2" x 10'11" (3.41 x 3.33)**



Located in the attic with a front facing UPVC window, this double bedroom provides built in storage cupboards which also houses the boiler. The bedroom is freshly decorated and features a central heating radiator and new carpet to the flooring.

### **Bedroom Three 7'11" x 8'9" (2.43 x 2.68)**



With a rear facing UPVC window and central heating radiator. The room is freshly decorated with natural tones and benefits from new carpet to the flooring.

### **Front Elevation**



To the front of the property is a laid to lawn garden with a block paved driveway providing off road parking for one vehicle.

### **Rear Elevation**



To the rear of the property is a laid to lawn garden with block paved patio area. The rear garden is well sized and ideal for a family who enjoy outdoor entertaining on the warmer days.

### **Material Information**

Council Tax Band: B

Tenure: Freehold

Property Type: Semi Detached

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: Driveway

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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