



3 Honeywell Place, Barnsley, S71 1QB

**Auction Guide £110,000**

\*\*\*FOR SALE VIA MODERN METHOD AUCTION\*\*\*

**\*\* NO ONWARD CHAIN\*\*** This charming semi-detached house, perfect for first-time buyers, investors, and families, offers three bedrooms, a bright reception room, a fully-fitted kitchen, and a well-maintained bathroom, all in a convenient location with excellent transport links and local amenities, plus energy efficiency and cost-effective council tax benefits.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850



## Property Introduction

Presenting a delightful semi-detached house for sale, ideally suited to first-time buyers, investors, and families alike. This charming property boasts three cosy bedrooms, including two double rooms and a single room. The bedrooms offer ample space, with built-in wardrobes present in the second double room and the single room, providing sufficient storage for personal belongings.

The house comes with a single, capacious reception room, which is adorned with large windows, ensuring a bright and airy atmosphere throughout the day. The room is spacious enough to incorporate a dining area, making it the perfect space for entertaining guests or enjoying family meals.

Additionally, the property includes a fully-fitted kitchen, ready to inspire your culinary skills. It is designed keeping practicality and convenience in mind, making it an ideal space for cooking and dining.

The house features a single, well-maintained bathroom, conducive to a comfortable and relaxing bathing experience. The property is rated 'C' on the Energy Performance Certificate (EPC), indicating a relatively high level of energy efficiency.

Located in an area well-served by public transport links, the house ensures easy commute to and from the city. Furthermore, local amenities are readily available, adding to the convenience of living in this property. The house falls under the 'A' council tax band, making it a cost-effective choice for homeowners.

Overall, this semi-detached house is a fantastic opportunity to own an affordable, comfortable, and conveniently located property.

## Front Elevation



To the front of the property is a laid to lawn garden with brick wall and iron gate.

## Entrance hall



With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation.

**Lounge 21'9" x 14'1" reducing to 8'5" (6.63 x 4.30 reducing to 2.57)**



With front and rear facing upvc windows, two central heating radiators, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with electric fire inset.

**Kitchen 10'4" x 8'3" (3.17 x 2.53)**



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With central heating radiator and useful built in storage cupboard.



**Down Stairs WC 2'10" x 4'4" (0.87 x 1.34)**



With a two piece suite comprising of a hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

**Bedroom One 11'1" x 11'1" (3.38 x 3.39)**



With a front facing UPVC window and central heating radiator. The bedroom is of double size with neutral décor and carpet to the flooring.

**Bedroom Two 10'4" x 11'1" (3.16 x 3.40)**



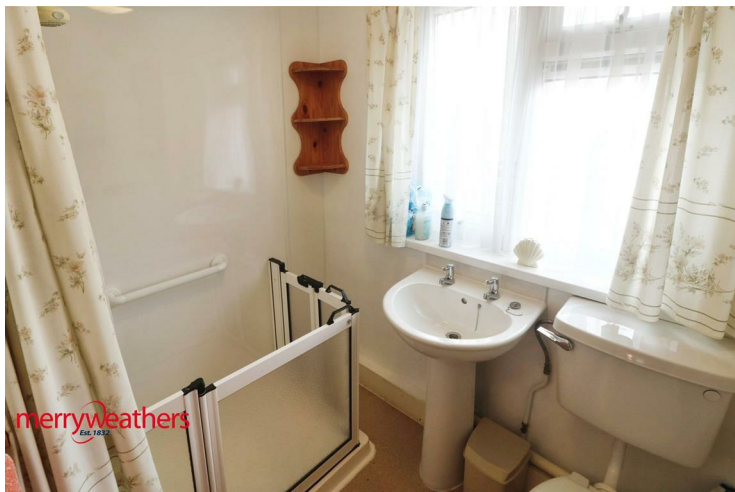
With a rear facing UPVC window and central heating radiator. The bedroom is of double size with built in storage cupboards which also house the central heating boiler.

**Bedroom Three 7'2" x 8'10" (2.20 x 2.71 )**



With a front facing UPVC window and central heating radiator. The bedroom is of single size with built in storage cupboards and carpet to the flooring.

**Bathroom 4'3" x 6'11" (1.32 x 2.11)**



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

**Rear Elevation**



To the rear of the property is a laid to lawn garden with hard standing patio area, there is also a brick built out building consisting of two separate space with Electricity and water with plumbing for a washing machine.

#### **Material Information**

Council Tax Band: A

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: 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

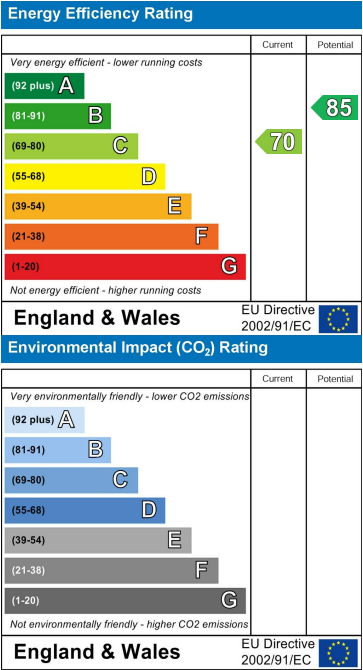


Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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