



22 New Street, Great Houghton, Barnsley, S72 0DJ

Offers In The Region Of £105,000

Offered to the market with NO VENDOR CHAIN is this charming two bed end terrace in the popular location of Great Houghton, Barnsley. The property is well presented throughout and briefly comprises of Lounge, kitchen, Two bedrooms one being a double and family bathroom. Externally there is a drive to the side for a small vehicle and summer house to the rear garden.

Viewings are highly recommended to appreciate what the property has to offer.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850.

Lounge 12'9" x 14'2" (3.91 x 4.34)



Having a window overlooking the front elevation, a stone fireplace with electric feature fire, a radiator and a wall mounted gas boiler.

Kitchen/Diner 11'2" x 13'8" (3.41 x 4.17)



Having a range of wall and base units incorporating a sink unit, range cooker (vendor leaving in the property) space for a washing machine, tiled flooring, a radiator and tiled to splash back areas. Stairs access to the first floor landing

Lean to:



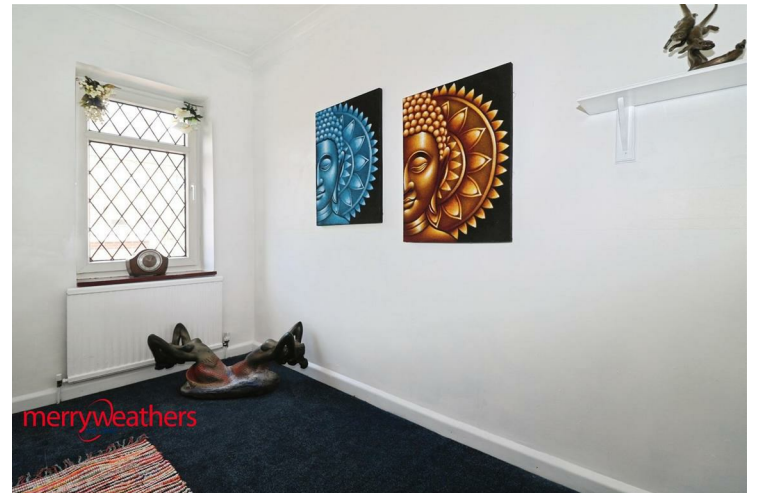
Composite door leading into the garden.

Bedroom One 12'9" x 13'10" (3.91 x 4.22)



Having a double glazed window, a radiator and storage cupboards.

Bedroom Two 11'3" x 5'10" (3.43 x 1.80)



Having a double glazed window and a radiator.

Bathroom 8'7" x 4'5" (2.62 x 1.36)



Having a panelled bath, hand wash basin, low flush w.c, a double glazed window and a radiator.

Outside



To the rear of the property is an enclosed yard area with a summer house. The summer house has an electric supply.

Material Information

Council Tax Band A

Tenure Freehold

Property Type Terrace

Construction type Brick/stone 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>

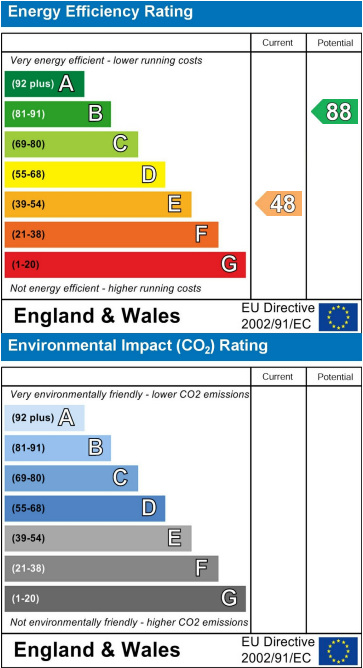
Floor Plan



Area Map



Energy Efficiency Graph



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.

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