



14 Highstone Road, Barnsley, S70 4DD

Asking Price £75,000

For sale: three-bedroom terraced house on Highstone Road, Barnsley, offering a clear renovation project for buyers seeking a property to modernise to their own taste. The accommodation includes three well-sized bedrooms and a bathroom, with decor now dated and requiring full refurbishment throughout, including the living and kitchen areas.

Located just south of Barnsley town centre, the property is within easy reach of Alhambra Shopping Centre, the town's indoor market and a range of supermarkets, cafés and pubs. Local green space includes Locke Park, around 15 minutes' walk, with its open lawns, playground and café.

Barnsley station is approximately 20 minutes' walk or a short bus ride, providing direct services to Leeds and Sheffield in around 35 minutes, and to Meadowhall for major retail and leisure. A number of primary and secondary schools are situated within the surrounding residential districts.

Entrance Hall

Property is accessed through a double glazed door.

Lounge



Having a window to the front elevation and a feature fireplace.

Kitchen

Having a range of base units with a sink unit, wall mounted boiler, space for cooker, storage cupboard and door to the rear garden.

First Floor Landing

Bathroom

Having a bath, low flush w.c, hand wash basin and window overlooking the rear elevation.

Bedroom One

Having a window overlooking the front.

Bedroom Two

Having a window to the rear.

Stairs to the Second Floor

Attic Room



Having a window overlooking the rear elevation.

Outside

To the rear of the property is a yard area with gated access.

Material Information

Council Tax Band A

Tenure Freehold

Property Type Terrace House

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>

AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

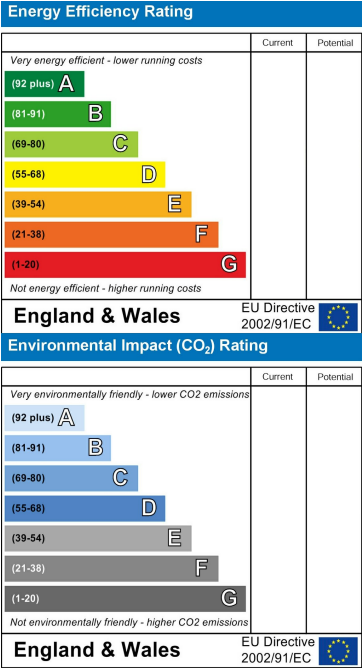
Floor Plan

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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