merryweathers
Est. 1832

29 Cloverlands Drive, Staincross, Barnsley, S75 6EB

Offers Over £90,000

This two-bedroom flat is offered **for sale** in Staincross, Barnsley, within a residential area convenient for local amenities. The property provides one reception room and a bathroom, offering a practical layout for a range of buyers.

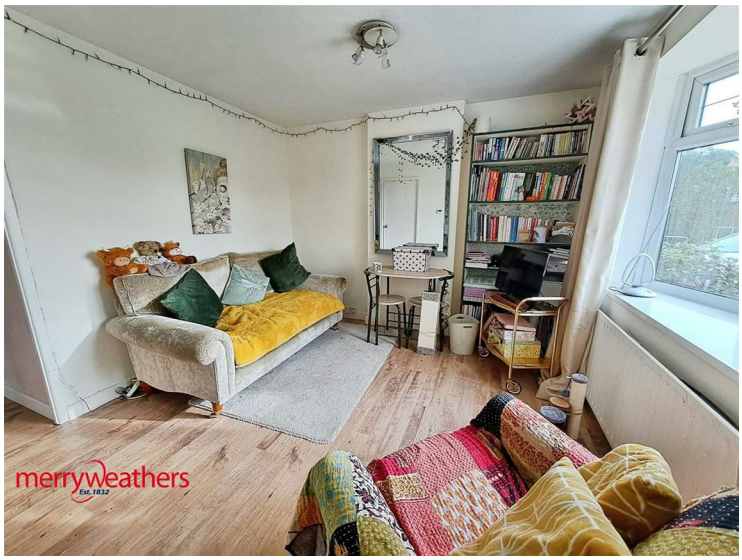
Both 29 and 31 Cloverlands will be coming to the market, with the option to purchase individually or as a pair. The asking price reflects the current lease term of approximately 58 years remaining, which may present lending restrictions with some mortgage providers. Buyers should make appropriate enquiries regarding lease extension and finance options.

Staincross benefits from access to local shops, services and cafés along nearby High Street areas in Mapplewell and Darton. A choice of primary and secondary schools can be found within the wider Barnsley district, making the area suitable for those needing educational facilities close by. Green spaces and local parks are accessible in the surrounding neighbourhood for walking and recreation.

Public transport links are available via Darton railway station, offering services towards Barnsley, Leeds and Wakefield. Typical journey times are around 10–15 minutes to Barnsley and approximately 35–45 minutes to Leeds. Road links connect easily to the A61 and M1 for wider regional travel.

GROUND FLOOR ENTRANCE
Property is accessed through a double glazed door.

LOUNGE 14'6" x 10'3" (4.42 x 3.14)



Having a double glazed window, radiator and laminate flooring.

KITCHEN 7'4" x 5'6" (2.26 x 1.70)

Having a range of wall and base units with a sink unit, space for cooker and washing machine, cooker and hob with extractor fan.

BATHROOM 7'6" x 4'5" (2.29 x 1.36)

Having a panelled bath with attachment, hand wash basin and low flush w.c.

BEDROOM ONE 11'10" x 7'7" (3.62 x 2.32)

Having a double glazed window and a radiator.

BEDROOM TWO 10'5" x 6'2" (3.18 x 1.89)
Having a double glazed patio doors and a radiator.

OUTSIDE

Having a garden area to the rear which is accessed through bedroom two.

MATERIAL INFORMATION
Council Tax Band A
Tenure Leasehold
Property Type Flat
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 one parking space

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

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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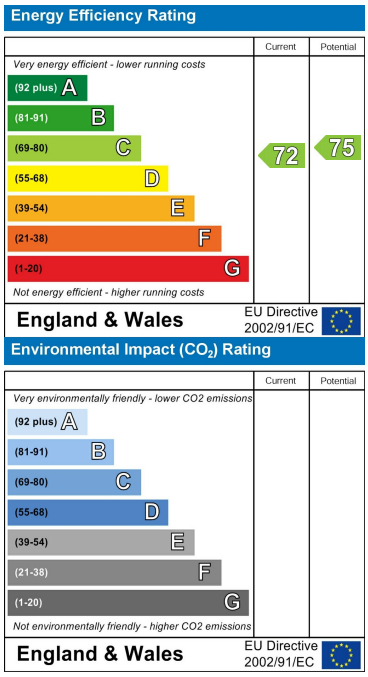
Area Map

Energy Efficiency Graph



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