

17 Westfield Road, Brampton, Barnsley, S73 0TY

Asking Price £185,000

Formerly a three bedroom semi detached property that has been modernised by the current owners to offer a fantastic opportunity to purchase a turn key property. Presented with immaculate standards throughout, the master bedroom now incorporates the previous third bedroom and the rear garden has been landscaped and includes a stunning stone paved patio area.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

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

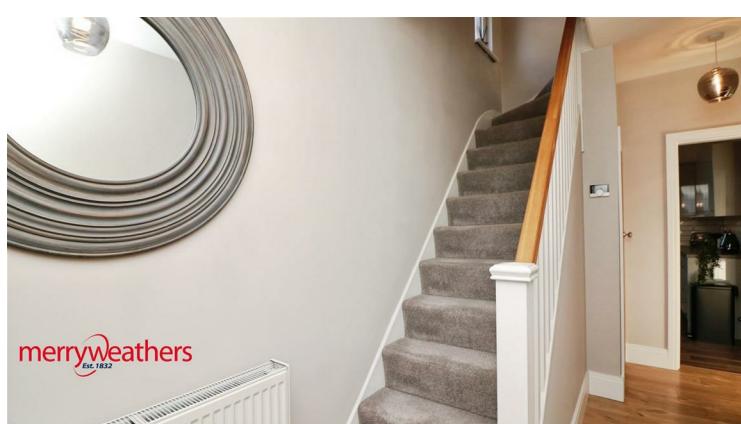
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is a f f e c t e d b y c o a l m i n i n g .

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Entrance Hallway



With a front facing composite entrance door, central

heating radiator and stairs rising to the first floor accommodation and useful under stair storage.

Lounge 13'1" x 12'9" (4.00 x 3.90m)



With a front facing upvc square bay window, central heating radiator and the focal point of the room being the decorative fireplace benefitting from Amtico flooring.

Dining Room 12'5" x 10'9" (3.80 x 3.30m)



With direct access onto the impressive paved patio area via the upvc french doors and central heating radiator.

Kitchen 9'6" x 7'6" (2.90 x 2.30m)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include a four ring gas hob, with oven below and extractor above. There is a side facing window overlooking the driveway, central heating radiator and hosts plenty of counter space.

Bedroom One 19'0" x 10'9" (5.80 x 3.3m)



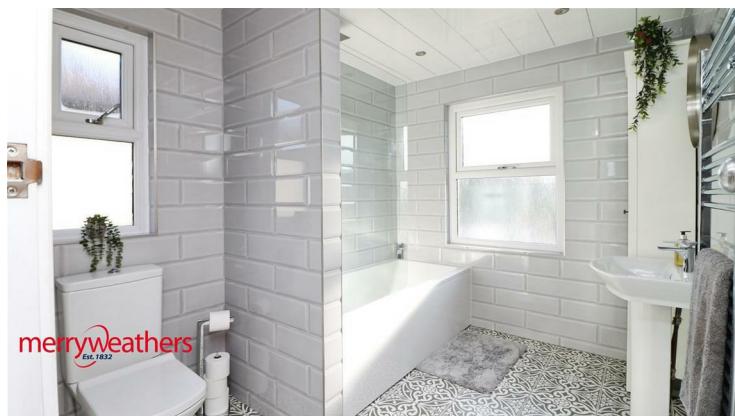
Formerly two separate bedroom areas the master now hosts two front facing upvc windows, central heating radiators and could easily be reverted into separate bedrooms

Bedroom Two 12'5" x 11'1" (3.80 x 3.40m)



With a rear facing uPVC window and central heating radiator

Bathroom 7'6" x 9'10" (2.30 x 3.00m)



Absolute stunning bathroom suite, hosting a three piece suite comprising of a panelled bath with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed windows.

External Store

External store providing storage and hosting the gas central heating boiler.

External



To the front of the property is a driveway providing off road parking for a number of vehicles. To the rear is an immaculate landscaped garden, initially with a paved patio area with steps leading to a laid to lawn garden with secure fencing and garden shed.

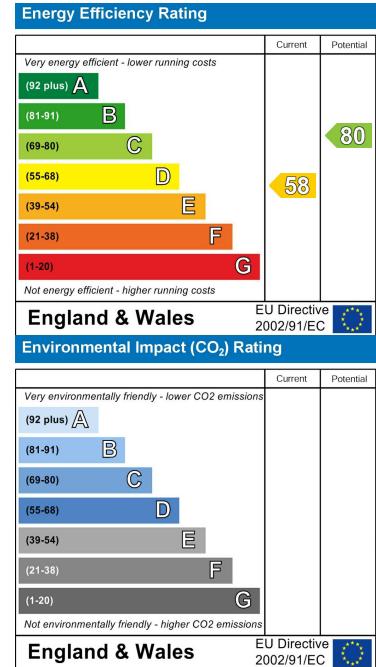
Floor Plan



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

www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

Registered in England and Wales No. 6679044

