

Saxton Mee



College Fields Barnsley S70 6FG
Price £260,000

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**** FREEHOLD **** Situated in this popular residential area is this well presented, three bedroom, two bathroom semi detached property which enjoys a fully enclosed rear garden and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating.

The property is located in a superb spot, just on the fringes of Barnsley town centre. The area is well served by public transport, there are plenty of shops, schools and other local amenities within easy reach and it's ideal for commuters as the M1 network is a just couple of minutes drive away.

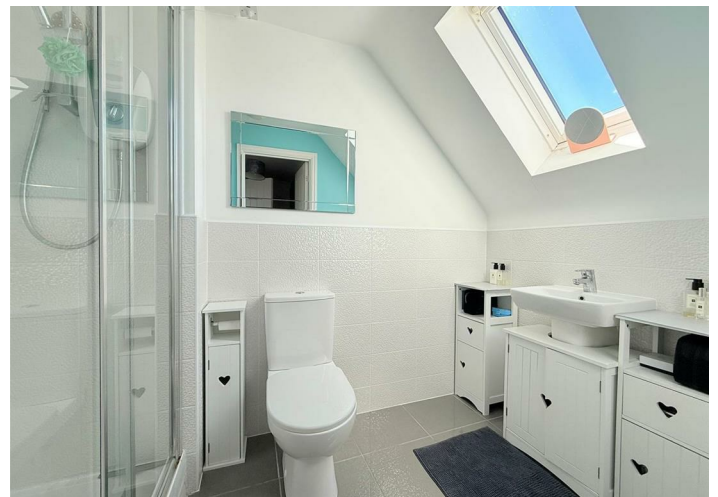
Set over three spacious levels, the living accommodation briefly comprises: enter via a composite door into the entrance hall with access to the open plan kitchen/diner. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, fridge, freezer, washing machine and the housed gas boiler. There is a downstairs WC and access to the lounge which has uPVC French doors opening onto the rear garden.

From the entrance hall, a staircase rises to the first floor landing with a study area and access to two bedrooms and the family bathroom. Double bedroom two is to the rear aspect and has space for furniture. Bedroom three is to the front aspect. The bathroom has a three piece suite including bath, WC and wash basin.

A further staircase rises to the second floor landing with access to the principal bedroom which has fitted wardrobes, a dormer window and the added advantage of an en suite shower room.

- SET OVER THREE SPACIOUS LEVELS
- THREE BEDROOMS, THE PRINCIPAL WITH EN SUITE & FITTED WARDROBES
- LOUNGE WITH uPVC FRENCH DOORS
- INTEGRATED KITCHEN/DINER
- DOWNSTAIRS WC
- FULLY ENCLOSED REAR GARDEN
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- PART OF IT'S NEW BUILD GUARANTEE LEFT
- FREEHOLD
- EASY ACCESS TO M1 NETWORK





OUTSIDE

To the front is a garden area. Down the side of the property is a driveway providing off-road parking for two cars. A gate gives access to the fully enclosed rear garden with two patios, a lawned garden, wooden decking and planted borders.

LOCATION

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MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C. The property is subject to an Estate Charge.

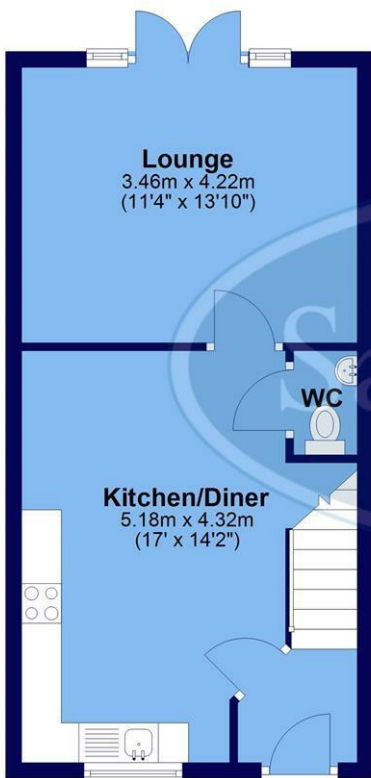
VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Ground Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



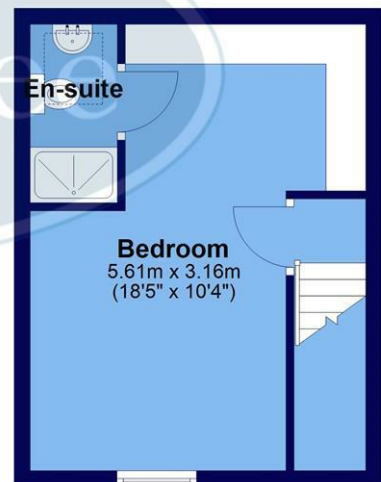
First Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



Second Floor

Approx. 23.9 sq. metres (256.9 sq. feet)



Total area: approx. 97.7 sq. metres (1051.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	94		

Energy Efficiency Rating

Very energy efficient - lower running costs

(92-91) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

(81-91) **A**

(69-80) **B**

(55-68) **C**

(39-54) **D**

(21-38) **E**

(1-20) **F**

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Not environmentally friendly - higher CO₂ emissions

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