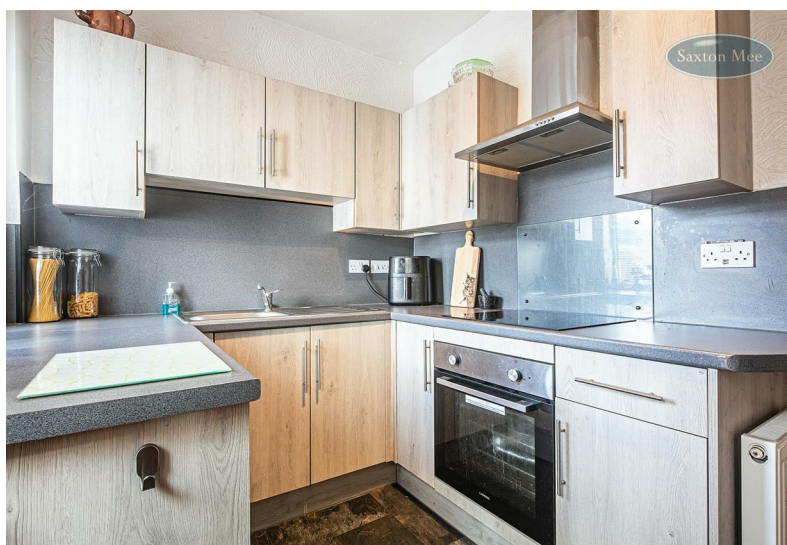




South Street Barnsley S70 6HN
Guide Price £90,000

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GUIDE PRICE £90,000-£95,000 ** FREEHOLD ** This two-bedroom, stone-fronted terraced property is ideally positioned on the fringe of the town centre, offering convenient access to a wide range of local amenities as well as excellent transport links, including the M1 at Junction 37. The property benefits from an extended garden/dining room, a fully enclosed rear garden, uPVC double glazing, gas central heating and a modern gas boiler.

The accommodation is entered via a uPVC front entrance door leading into the lounge, which features an electric fire set within an attractive surround, creating a welcoming focal point to the room.

The kitchen is fitted with a range of units complemented by contrasting work surfaces incorporating a sink and drainer. Integrated appliances include an electric oven, induction hob and extractor hood, while there is also plumbing and space for a washing machine and provision for a fridge freezer.

Extending to the rear is a versatile garden/dining room with a large Velux window allows plenty of natural light into the room, while a rear entrance door provides direct access to the garden.

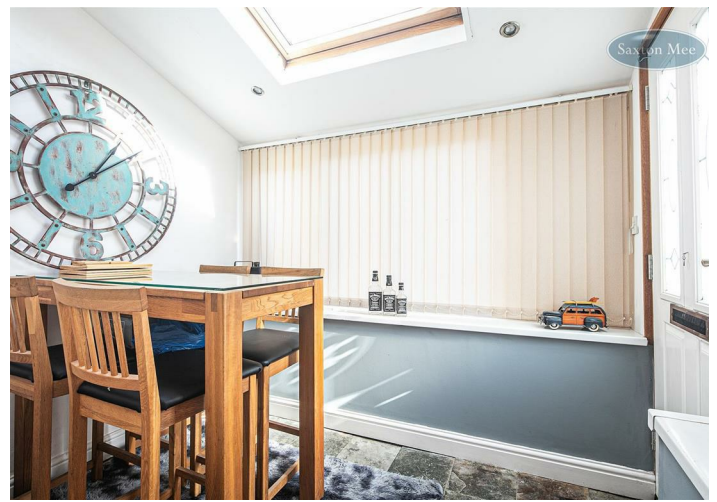
The cellar provides useful additional storage space.

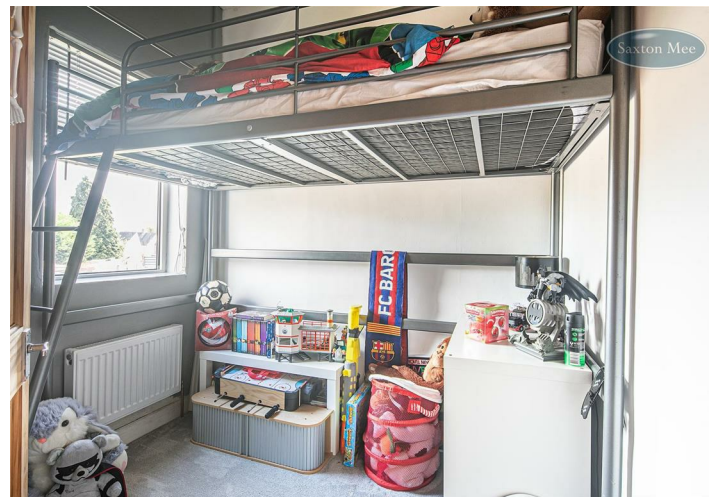
To the first floor are two bedrooms and the bathroom. The principal bedroom is a well proportioned double room featuring an attractive cast-iron fireplace, adding character to the accommodation. The second bedroom is positioned to the rear of the property.

The bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, WC and wash hand basin.

From the landing there is access to the loft space, together with a useful storage cupboard housing the modern gas boiler, understood to be approximately two years old and benefiting from the remainder of a seven-year warranty.

- TWO-BEDROOM STONE-FRONTED TERRACE
- CONVENIENT TOWN CENTRE LOCATION
- EXCELLENT ACCESS TO M1 JUNCTION 37
- EXTENDED GARDEN/DINING ROOM
- FULLY ENCLOSED REAR GARDEN
- WELL-PROPORTIONED DOUBLE PRINCIPAL BEDROOM
- CHARACTERFUL CAST-IRON FIREPLACE
- USEFUL CELLAR STORAGE





OUTSIDE

A low stone wall encloses a front gravelled forecourt. Shared access leads to the fully enclosed rear garden with no third party access.

LOCATION

Barnsley's S70 area offers a convenient setting with excellent access to the town centre and a wide range of everyday amenities. Residents can enjoy nearby shops, supermarkets, leisure facilities, schools and healthcare services, while Barnsley Interchange provides regular bus and rail connections to surrounding towns and cities.

The area is well placed for commuters, with convenient access to the M1 motorway providing links towards Sheffield, Leeds and the wider Yorkshire region. Barnsley town centre is also within easy reach, offering a varied selection of shops, cafés, restaurants and entertainment facilities.

For those who enjoy the outdoors, the surrounding area provides access to a number of parks, walking routes and green spaces, making S70 a practical and well-connected location for a wide range of buyers.

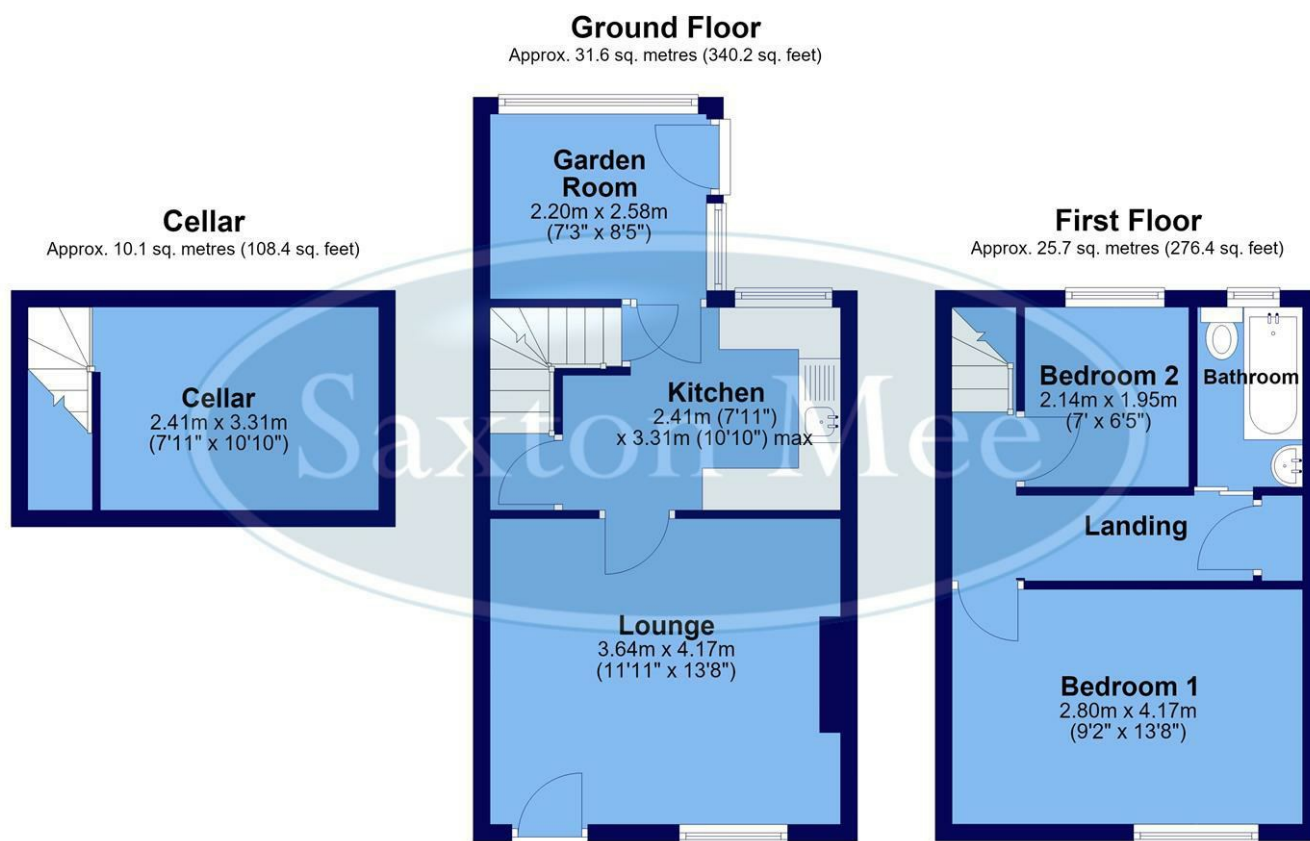
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

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.



Total area: approx. 67.4 sq. metres (725.0 sq. feet)

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

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