

Saxton Mee



Hay Green Lane Birdwell Barnsley S70 5XA
Offers Around £160,000



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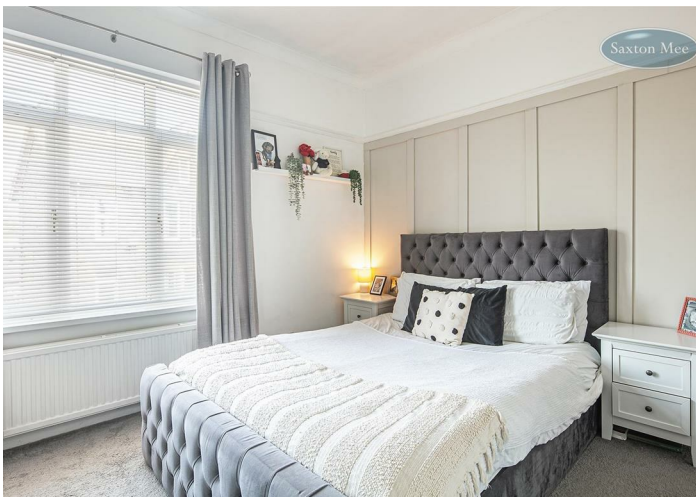
Set in an extremely popular residential area is this two bedroom, bay fronted terrace property which has a lovely south facing rear garden and benefits from uPVC double glazing and gas central heating. The property has been modernised to a high standard and is a credit to the current owners. The property is well placed for the daily commute close to the M1 at junction 36 and the Deame Valley Parkway for connecting to the A1 motorway, and offering good road links into Barnsley Town Centre.

Beautifully decorated throughout, the living accommodation briefly comprises: enter via a uPVC entrance door into the open plan lounge and dining room. The lounge area has a bay window allowing natural light, attractive flooring and a media wall with electric fire. A large opening flows into the dining room which has an under stair storage cupboard. A lovely feature of the room is the panelling. A door then opens into the kitchen which has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob electric induction hob with extractor above along with housing and plumbing for a washing machine, space for a fridge freezer. There is a side uPVC entrance door opening onto the rear garden.

From the dining room, a door opens to a staircase which rises to the first floor landing there you will find access into a partly boarded loft space, providing useful storage, the two bedrooms and the bathroom. The principal double bedroom has fitted wardrobes with sliding mirror doors. Bedroom two is to the rear aspect. The stylish bathroom has a three piece suite including a bath with electric shower, WC and wash basin set in a combination unit. There is a storage cupboard which houses the gas boiler and emersion heater.

- STUNNING TWO BEDROOM TERRACE
- LOUNGE WITH A BAY WINDOW & MEDIA WALL
- DINING ROOM
- MODERN KITCHEN
- STYLISH BATHROOM
- SOUTH FACING REAR GARDEN
- SOUGHT AFTER LOCATION
- EASY ACCESS TO THE MOTORWAY NETWORKS
- AMENITIES, PUBLIC TRANSPORT & SCHOOLS CLOSE-BY





OUTSIDE

A stone wall with a wrought iron railing and gate opens to a front entrance door. A gate opens to the fully enclosed, south facing rear garden which has a patio, lawn and wooden decking.

LOCATION

The property is well placed for the daily commute close to the M1 at junction 36 and the Dearne Valley Parkway for connecting to the A1 motorway, and offering good road links into Barnsley Town Centre.

The popular retail and eatery establishments at junction 36, the Birdwell post office, Birdwell Primary School, Worsbrough Mill, Wentworth Castle Gardens and Wentworth Woodhouse are all close by. For walkers, the open countryside is right on your door step to explore.

MATERIAL INFORMATION

The property is Leasehold with a term of 999 years running from the 2nd August 1913 (886 years remaining).
The property is 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.

Ground Floor
Approx. 31.7 sq. metres (341.7 sq. feet)



First Floor
Approx. 31.6 sq. metres (340.0 sq. feet)



Total area: approx. 63.3 sq. metres (681.7 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-50)	E		
(45-35)	F		
(15-10)	G		
Not energy efficient - higher running costs			
England & Wales		70	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		70	73
EU Directive 2002/91/EC			