



## 16 Mitchells Main Close

Wombwell, Barnsley, S73 8GJ

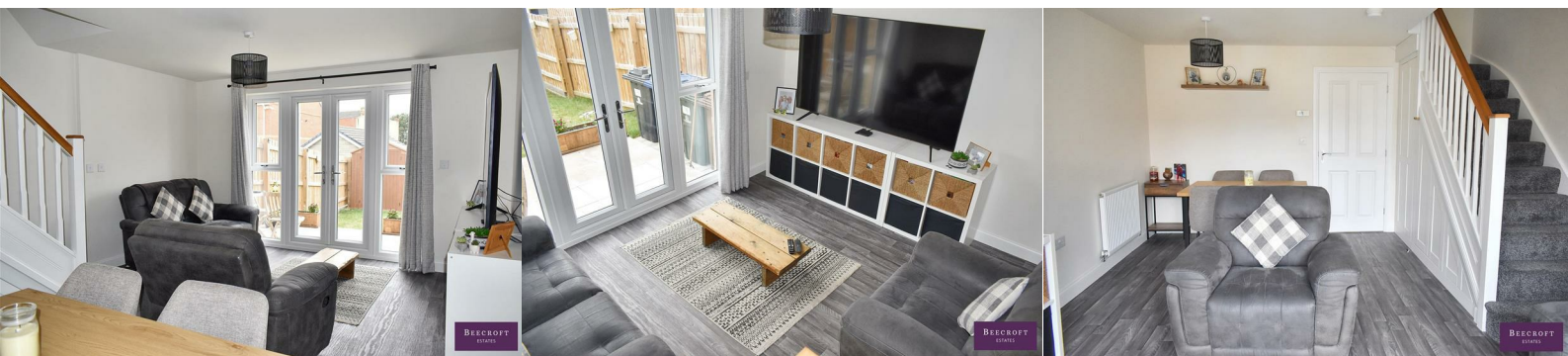
£148,000



Offered to the market is this well-presented two double bedroom townhouse, ideally situated on a modern development.

This property is available under the 80% Discounted Market Sale (DMS) scheme, allowing eligible purchasers to buy at 80% of the open market value, making it an ideal opportunity for first-time buyers looking for an affordable step onto the property ladder.

Although the property is purchased at a discounted price, the buyer fully owns the property. The 20% discount acts as a price cap and is retained in perpetuity, meaning the home must be resold in the future at 80% of its open market value to keep it affordable for future buyers.





GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall featuring a composite front door, a radiator, and generous built-in storage.

KITCHEN

Fitted with a range of wall and base units, complemented by worktop surfaces incorporating a sink unit with mixer tap and tiled splashbacks. Integrated appliances include an oven, hob, and extractor hood, with space provided for a fridge freezer and plumbing for a washing machine.

LOUNGE/DINER

A spacious reception room featuring French-style doors with side panel windows that allow ample natural light. The room offers space for a dining table, includes stairs rising to the first-floor landing with built-in storage beneath, a TV aerial point, and a radiator.

DOWNSTAIRS WC

WC and wash hand basin.

FIRST FLOOR

BEDROOM ONE

A spacious double bedroom featuring a double glazed window and a radiator.

BEDROOM TWO

A further double bedroom, also benefiting from a double glazed window and a radiator. Built in Storage.

BATHROOM

Fitted with a three-piece suite comprising a bath with shower over, WC, and wash hand basin, along with a radiator.

OUTSIDE

A south-facing rear garden, mainly laid to lawn, with a patio seating area and a garden shed. To the front, there is a driveway providing off-road parking for two vehicles.

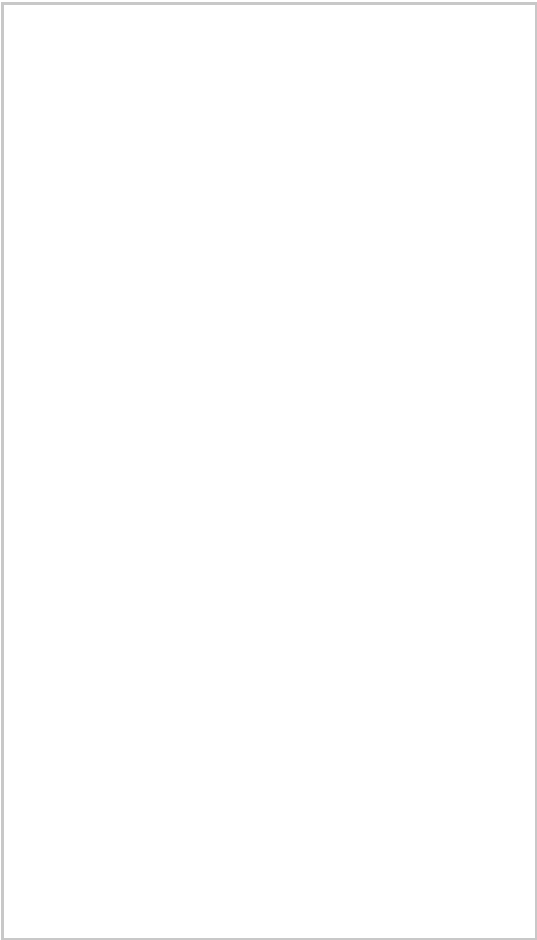
\*Criteria and restrictions apply  
Purchasers must be First time buyers and Under the age of 40 years old  
An income cap for each applicant is set at the National Average Wage, although this is combined for a couple and can be shared between them. The average wage for a full-time employee in the UK is estimated at £37,500.00  
Priority for three-bedroom properties given to families with a child/ children (not applicable to 16 Mitchell's Main Close which is a 2-bedroom house) .  
The property must be the purchaser's only home. It cannot be rented out. This is to ensure that it remains an "Affordable Home" and cannot be used as a "buy to let" investment

Purchasers must show a local connection to Barnsley or South Yorkshire

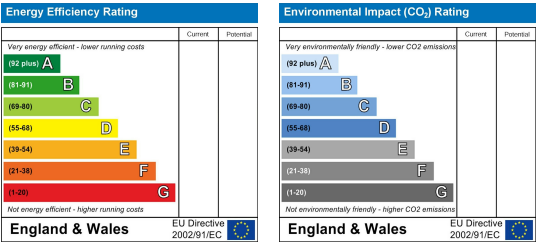
Area Map



Floor Plans



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.