

Simon Blyth

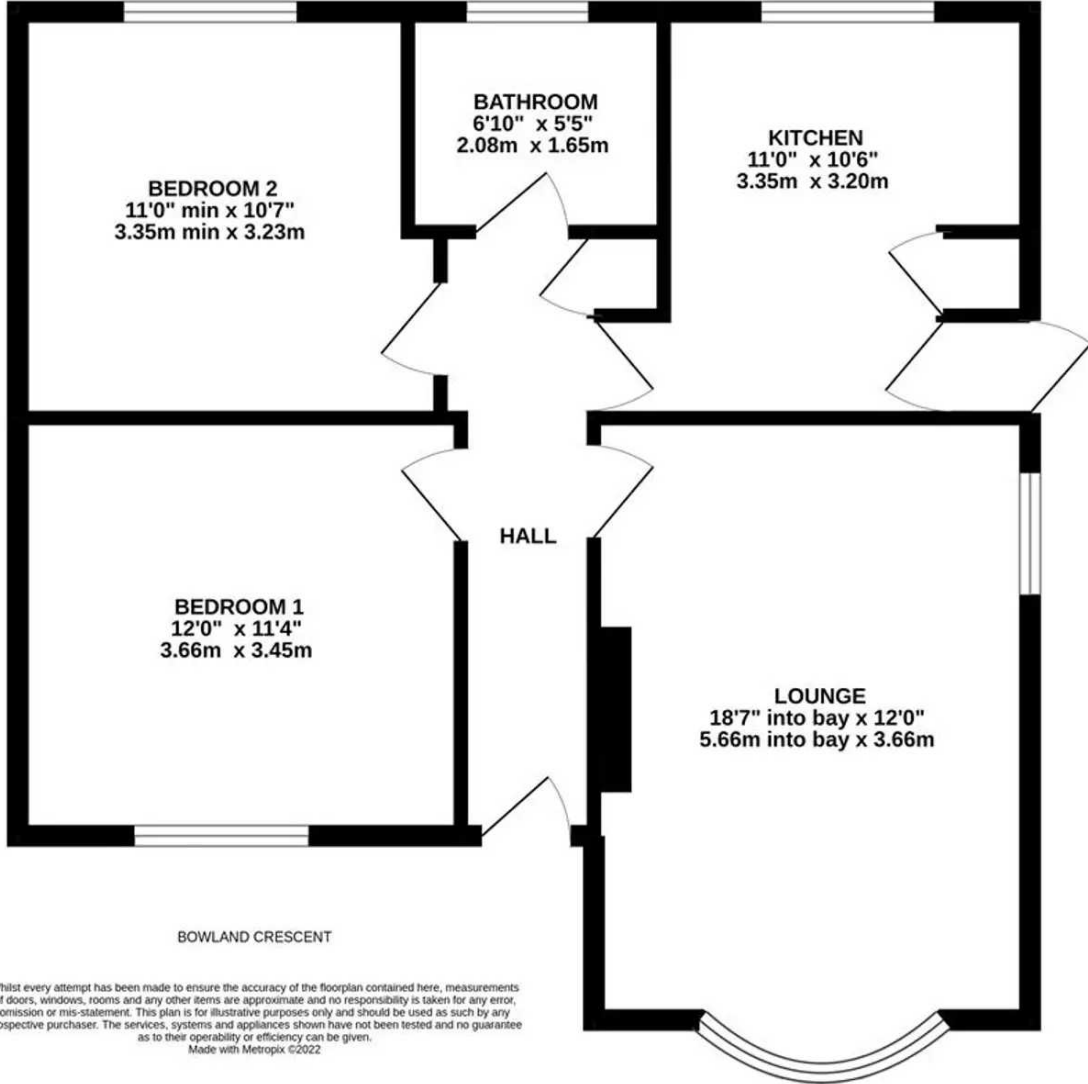
ESTATE AGENTS



Bowland Crescent, Worsbrough, Barnsley, S70 5JS

STARTING BID £185,000

Barnsley



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



Bowland Crescent

Worsbrough, Barnsley

For sale by Modern Method of Auction, Starting Bid Price £185,000 plus Reservation Fee

A DELIGHTFUL DETACHED TWO DOUBLE BEDROOM BUNGALOW WITH LOVELY GARDENS TO FRONT AND REAR, DRIVEWAY ADDITIONAL DRIVEWAY AND GARAGE. IN NEED OF SOME TLC THIS GOOD-SIZED DETACHED HOME HAS UPVC DOUBLE GLAZING AND GAS FIRE CENTRAL HEATING. It briefly comprises; central hallway, good sized lounge with dining area and bay window enjoying long distance woodland view, breakfast kitchen with side entrance door, two double bedrooms both with in-built bedroom furniture and house bathroom with no upper vendor chain.

This property is for sale by the Yorkshire Property Auction powered by iam-sold Ltd

EPC Energy Efficiency Rating: E

- GARDENS TO FRONT AND REAR
- DETACHED BUNGALOW
- MUST BE VIEWED
- TWO DRIVEWAYS
- RESERVATION FEE APPLICABLE
- VIEWS TO FRONT AND REAR
- TWO DOUBLE BEDROOMS
- NO CHAIN
- COUNCIL TAX C





ENTRANCE HALLWAY

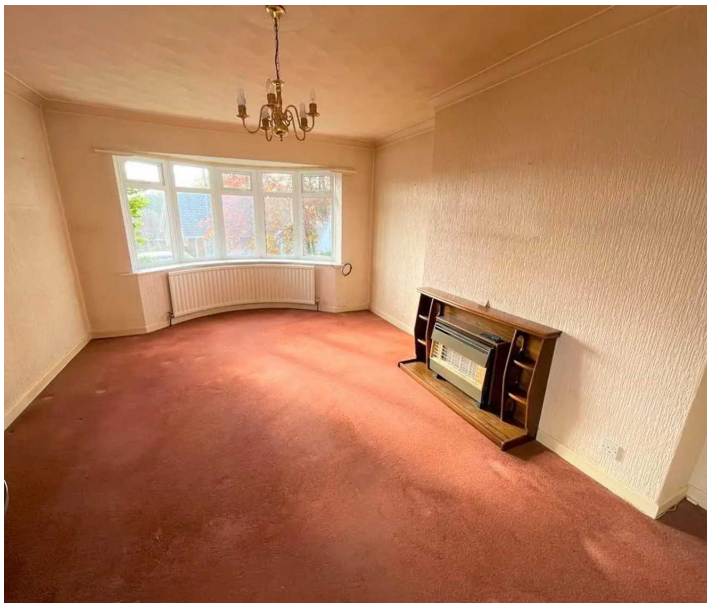
An attractive entrance door in uPVC with upper portion being obscure glazed gives access through to the entrance hall. The entrance hall has clocked cupboards, further storage cupboards, central heating radiator and ceiling light point. A doorway then leads through to the lounge.

LOUNGE

This most attractive room enjoys a lovely long-distance view over neighbouring properties with woodlands in the distance, this is of course courtesy of the broad bay window. There is a further window to the side of the dining area. The room has a good ceiling height, coving to the ceiling, central ceiling light point, two central heating radiators and gas fire with surround.

BREAKFAST KITCHEN

Positioned to the rear this breakfast kitchen has a lovely view out of the property's rear gardens courtesy of a broad window. It is panelled and ceramic tiled to the full ceiling height, units to both high and low level, double drainer stainless steel sink unit, electric cooker point with extractor fan over, wall mounted gas central heating boiler, pantry cupboard and plumbing for a washing machine. A timber and glazed side entrance door to side entrance lobby which has a further uPVC and obscure glazed door giving direct access out to the side / driveway.



BEDROOM ONE

Accessed via the hallway bedroom one is a large double room with a lovely view out to the front courtesy of a broad window over the property's front gardens and secondary driveway / parking for a caravan or similar. The bedroom has wardrobes to one wall with storage cupboards over with a dressing table to the centre and central heating radiator.

BEDROOM TWO

Once again a good sized double room with inbuilt bedroom furniture and super view out onto the properties enclosed rear gardens. With ceiling light and central heating radiator.

BATHROOM

Fitted with a three-piece suite comprising of; Low level W.C, pedestal wash handbasin, bath with red ring shower and shower rail. There is a central heating radiator, ceramic tiling to the full ceiling height, obscure glazed window and loft access point.



Simon Blyth
ESTATE AGENTS



OUTSIDE

The property occupies a lovely location and is in a very sizable garden plot it has two driveways. The principal driveway is crazy paved and provides parking for 2/3 vehicles and gives access to the properties detached garage, the garage is in a poor state of repair but is of a good size. The secondary driveway has iron gates onto the roadway and has been used for additional parking and caravan parking. As the photographs suggest the property has lovely gardens to both the front and rear. The front gardens have mature trees and shrubbery, shaped lawn, and pathway to the front entrance door. To the rear, there are surprisingly large lawned gardens where are at one time there were well-maintained vegetable garden areas, and these could be reinstated if so desired. The three lawns have a central pathway and provide a pleasant seating area in order to enjoy the view. There is a full width paved patio along the rear of the home. It should be noted the property has had high quality gutters and soffits and has double glazing, gas fire central heating. Carpets, curtains, and other extras maybe available by separate negation.



ADDITIONAL INFORMATION

The EPC Rating is E, and we are informed by the vendor that the property is Freehold.

COUNCIL TAX

C

VIEWING:

For an appointment to view, please contact the Barnsley Office on 01226 731730.

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been

REFERRAL ARRANGEMENTS

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30pm

Saturday - 9:00 am - 2:00pm

Sunday - 11:00 am - 1:00pm



Simon Blyth Estate Agents

The Business Village, Barnsley Business & Innovation Centre
Innovation Way - S75 1JL

01226 731730

barnsley@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924	01484	01484	01484	01226	01143 216	01226	01977	0113	01422
361631	651878	689689	603399	762400	590	731730	800259	4689331	417000