

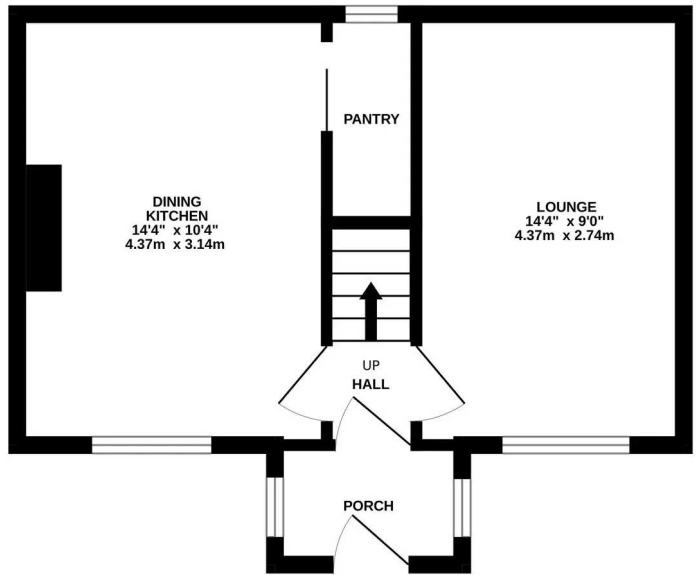


19 Pilley Green, Tankersley, S75 3AB

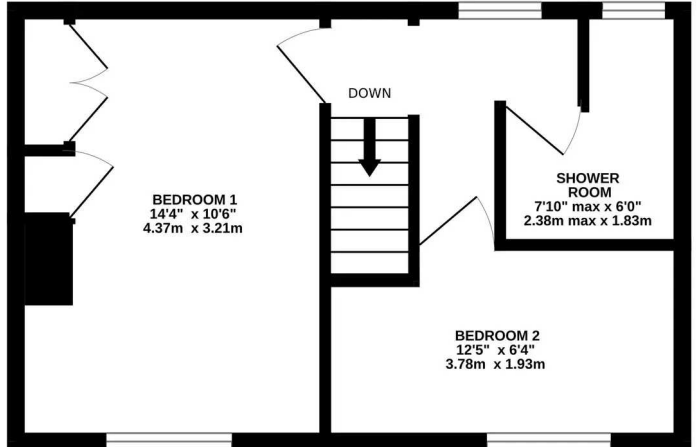
Barnsley

Offers in Region of **£200,000**

GROUND FLOOR



1ST FLOOR



PILLEY GREEN

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.
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19 Pilley Green

Tankersley, Barnsley

A CHARMING SEMI-DETACHED PROPERTY LOCATED IN THE CENTRE OF THIS HIGHLY REGARDED VILLAGE AND OFFERING A LOVELY POSITION CLOSE TO THE LOCAL COUNTRYSIDE AND YET BEING A STONES THROW AWAY FROM THE M1 MOTORWAY JUNCTION. OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN,

EPC Energy Efficiency Rating: E

Council tax band: B

- NO UPPER VENDOR CHAIN
- IDEAL FOR FIRST TIME BUYERS
- LOW MAINTENANCE GARDEN
- POTENTIAL FOR OFF STREET PARKING



ENTRANCE PORCH

Entrance gained via composite and obscure glazed door into the entrance porch, with ceiling light, tiled floor and uPVC double glazed windows to two elevations. There is a worktop that doubles as a utility space with plumbing for a washing machine. A timber and glazed door opens through to the inner hallway.

INNER HALLWAY

With continuation of the tiled floor and a staircase rising to the first floor. Here we gain access to the following rooms.

DINING KITCHEN

14' 4" x 10' 4" (4.37m x 3.14m)

With a range of wall and base units, laminate worktops and part tiled flooring. There is space for a dining table and chairs, stainless steel sink with chrome taps over, ceiling strip light, central heating radiator and uPVC double glazed window to the front. A sliding door opens through to the pantry, offering useful storage with ceiling light and obscure uPVC double glazed window to the rear.

LOUNGE

14' 4" x 9' 0" (4.37m x 2.74m)

Accessed from the entrance hallway, there is ceiling light, central heating radiator and uPVC double glazed window to the front.



FIRST FLOOR LANDING

From the entrance hallway the staircase rises to the first floor landing with ceiling light, uPVC double glazed window to the rear and access to the loft via a hatch. Here we gain entrance to the following rooms.

BEDROOM ONE

14' 4" x 10' 6" (4.37m x 3.21m)

A generous double bedroom with built in cupboards, ceiling light, central heating radiator and uPVC double glazed window.

BEDROOM TWO

12' 5" x 6' 4" (3.78m x 1.93m)

A further front facing bedroom with ceiling light, central heating radiator and uPVC double glazed window.

SHOWER ROOM

7' 10" x 6' 0" (2.38m x 1.83m)

Comprising a three piece white suite in the form of close coupled W.C., pedestal basin with chrome tap over and shower enclosure with Mira electric shower within. There is ceiling light, part tiling to the walls, central heating radiator and obscure uPVC double glazed window to the rear.

OUTSIDE

To the front of the home, there is an extensive flagged area of excellent proportions which provides space for a shed or similar and has perimeter dry stone walling, this could be easily amended to create of street parking and lawned area given the necessary planning and consents.





ADDITIONAL INFORMATION

The EPC rating is E and the council tax band is B, and we are informed by the vendor that the property is Freehold.

VIEWING:

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

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 Unauthorized 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

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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

Template to use

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