

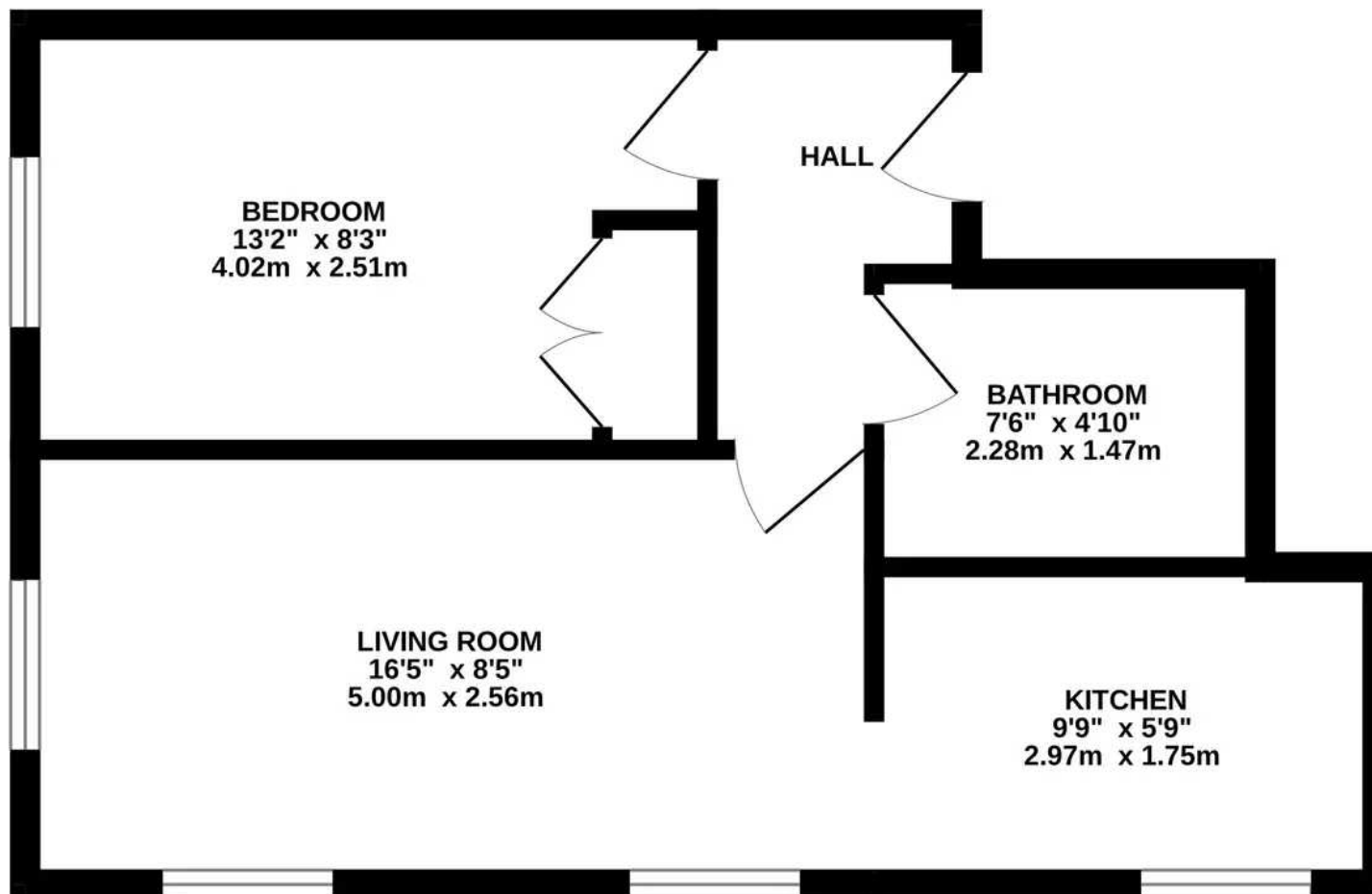
Simon Blyth
ESTATE AGENTS



Leecrest House Doncaster Road, Barnsley

Barnsley

Offers in Region of **£69,950**



LEACREST HOUSE

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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Leecrest House Doncaster Road

Barnsley

WELL PRESENTED PURPOSE BUILT SECOND FLOOR APARTMENT, FROM READY TO MOVE INTO ACCOMODATION WITH SECURE BLOCK, WITH ELECTRIC GATE AND FOB ENTRY TO COMMUNAL ENTRANCE WITH NO UPPER VENDOR CHAIN.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- WELL PRESENTED
- PURPOSE BUILT
- NO UPPER VENDOR CHAIN
- IDEAL FOR FIRST TIME BUYERS
- SUPERB ADDITION TO RENTAL PORTFOLIO





ENTRANCE

Entrance gained via communal doors at ground level with fob access, the property can be found on the second floor.

ENTRANCE HALLWAY

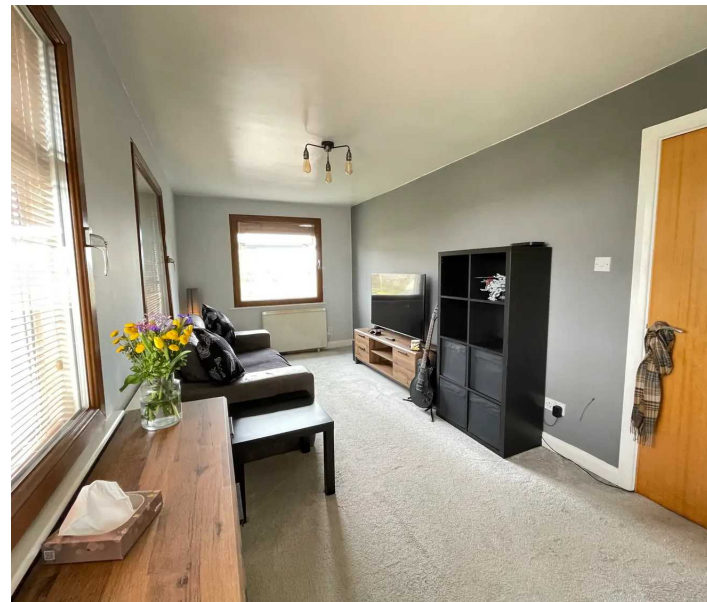
Door opens into the apartment into entrance hallway with ceiling light, electric storage heater and telephone entry system, here we gain access to the following rooms.

LIVING ROOM

With abundance of natural light gained via three separate uPVC double glazed windows, there is ceiling lights and two separate storage heaters, leading through to the kitchen.

KITCHEN

With a range of wall and base units in a wood effect with laminate worktops and integrated appliances in the form of Znoxi electric oven with electric hob and chimney style extractor fan over. There is plumbing for a washing machine and space for fridge freezer, stainless steel Franki sink with chrome mixer tap over, there are inset ceiling spotlights and uPVC double glazed window.



BEDROOM

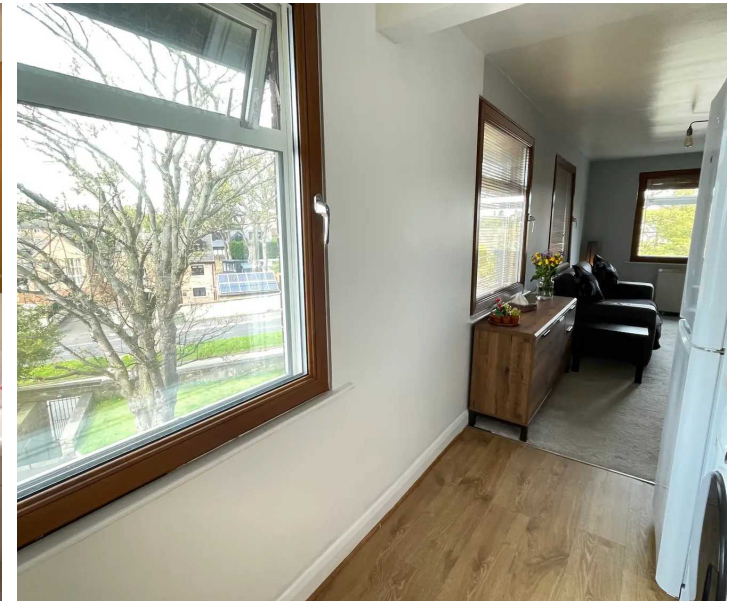
Double bedroom with ceiling light, storage heater and built in wardrobe, uPVC double glazed window.

BATHROOM

Comprising a three piece white suite in the form of close coupled W.C., wall mounted basin with chrome mixer tap over and bath with chrome mixer tap and electric shower over with glazed shower screen. There are inset ceiling lights, extractor fan, part tiling to walls, towel rail/ radiator and further wall mounted electric fan heater.

OUTSIDE

The ground are entered by remote control operated iron gates, the grounds have a mix of lawned spaces which can be used by the residents, there is also an allocated parking space.





ADDITIONAL INFORMATION

The EPC is a D-65 and the council tax band is A, and we are informed by the vendor that the property is Leasehold.

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)

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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

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