



**Brinckman Street, Barnsley**

Barnsley

**FIXED PRICE £70,000**



## Brinckman Street

Barnsley

ESSENTIALLY LOCATED TERRACE PROPERTY OFFERING THREE BEDROOMED ACCOMMODATION WITHIN EASE OF REACH OF BARNSELY TOWN CENTRE WITH ITS MANY AMENITIES AND TRANSPORT LINKS. Offered to the market with no upper vendor chain the accommodation briefly comprises to ground floor, living room, kitchen and bathroom. To the first floor there are two bedrooms and staircase rising to second floor where we find the third bedroom. Outside to the rear is a low maintenance patio style garden. All services/appliances have not and will not be tested.

Council Tax band: A

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- THREE BEDROOMS
- ON STREET PARKING
- CLOSE TO THE TOWN CENTER
- IDEAL FOR INVESTORS





### **ENTRANCE**

Entrance gained via wooden door into living room.

### **LIVING ROOM**

A front facing reception room with the main focal point being a feature fire place housing the electric fire. The room has ceiling light, central heating radiator, front facing double glazed window and front facing entrance door.

### **KITCHEN**

With a range of wall and base units in a beech effect, one and half bowl stainless steel sink with mixer tap over, space for oven, part tiling to walls, central heating radiator and rear facing double glazed window.

### **BATHROOM**

Comprising of three piece suite in the form of; close coupled W.C, pedestal basin with taps over and bath with shower over.

### **FIRST FLOOR LANDING**



## FIRST FLOOR LANDING

### BEDROOM ONE

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

### BEDROOM TWO

With ceiling light, central heating radiator and uPVC double glazed window.

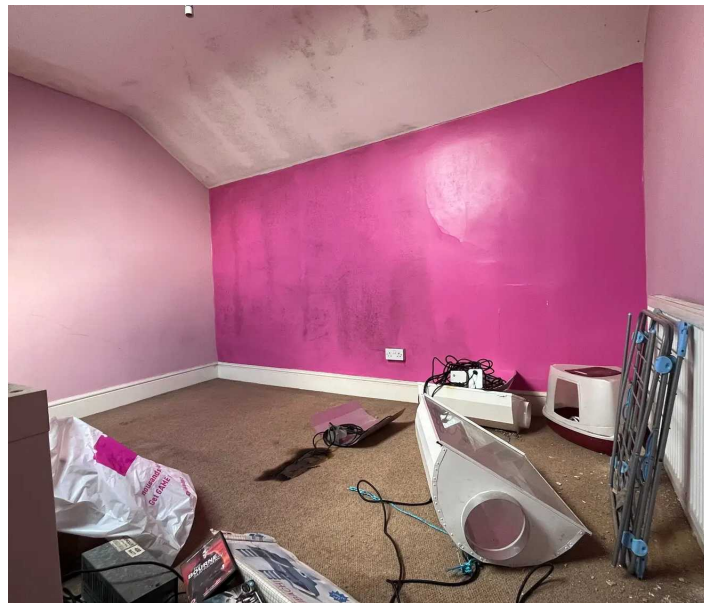
## SECOND FLOOR

### BEDROOM THREE

Having ceiling light, central heating radiator and rear facing double glazed Velux window.

### ADDITIONAL INFORMATION

All services/appliances have not and will not be tested.





**OUTSIDE**

To the rear of the property is a patio style garden.



## ADDITIONAL INFORMATION COUNCIL

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

## TAX BAND

A

## 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

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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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