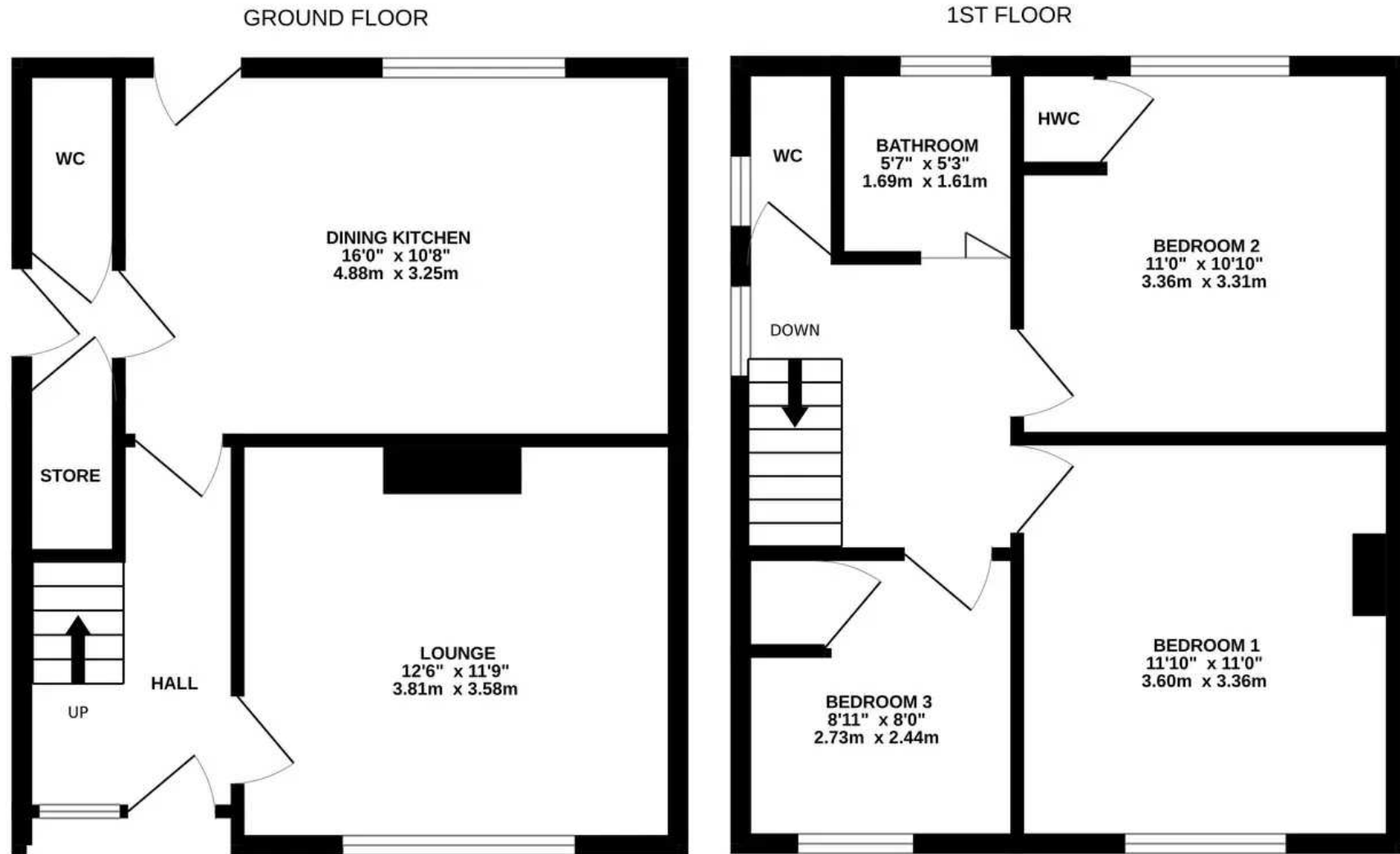




St. Francis Boulevard, Barnsley

In Excess of **£150,000**



ST FRANCIS BOULEVARD

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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St. Francis Boulevard

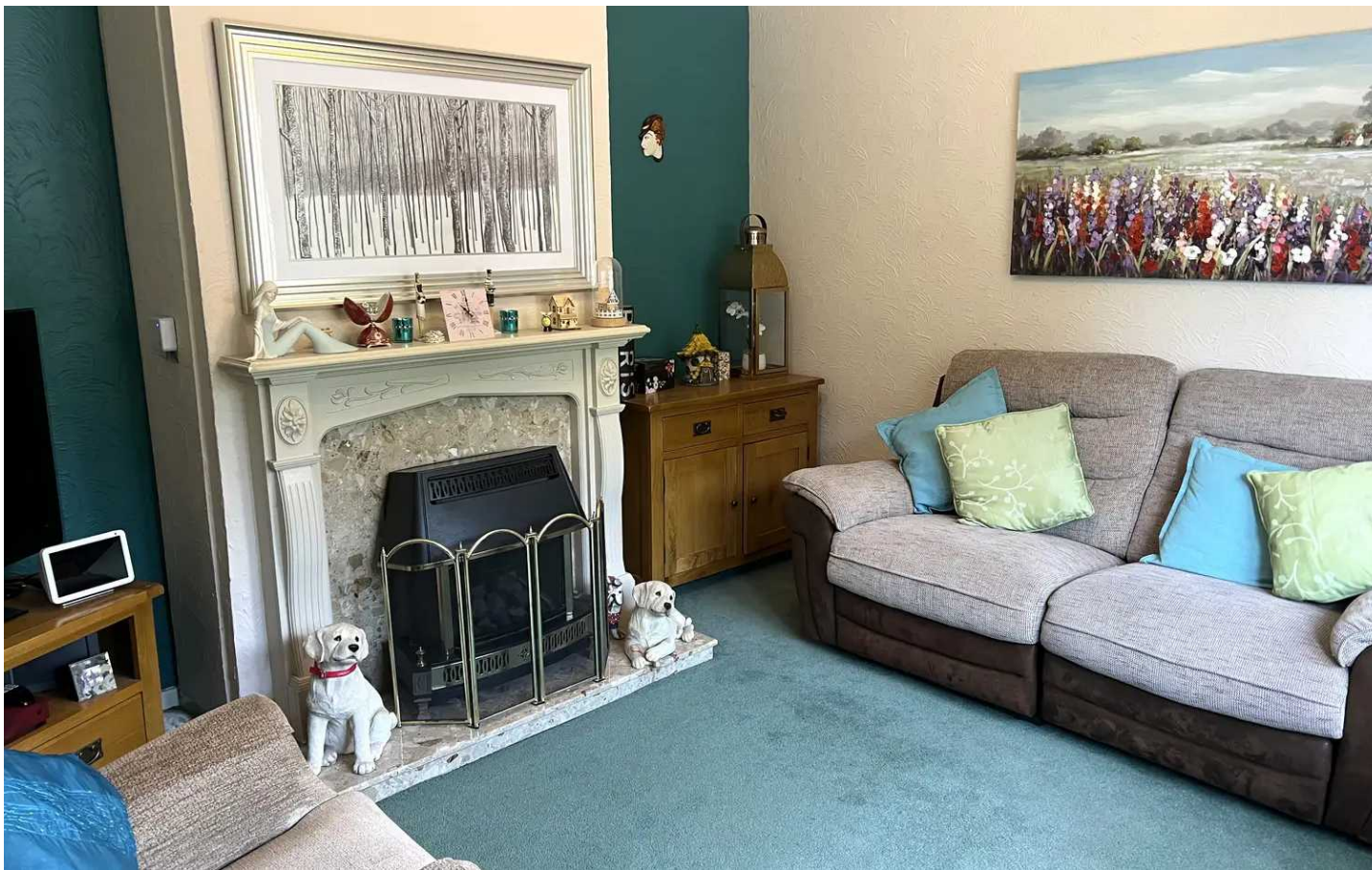
Barnsley

LOCATED ON THIS QUIET CUL DE SAC POSITION WITH PLEASANT ASPECT OVER GREEN SPACE IN FRONT WE OFFER TO THE MARKET THIS WELL-PROPORTIONED THREE BEDROOMED SEMI-DETACHED PROPERTY WELL POSITIONED AND CLOSE TO LOCAL AMENITIES THAT BARNESLEY HAS ON OFFER AND OFFERED TO THE MARKET WITH NO UPPER CHAIN.

Council Tax band: A

Tenure: Freehold

- NO CHAIN
- THREE BEDROOMS
- POPULAR LOCATION
- ENCLOSED GARDEN
- FAMILY HOME
- OFF STREET PARKING



ENTRANCE

Entrance gained via uPVC and obscure glazed door with matching glazed side panels, into entrance hall with ceiling light, central heating radiator, staircase rising to first floor and here we gain entrance to the following rooms.

LIVING ROOM

12' 6" x 11' 9" (3.81m x 3.58m)

Front facing reception space, with the main focal point being a coal effect gas fire set within ornate surround. There is a ceiling light with ceiling rose, coving to the ceiling, central heating radiator and uPVC double glazed window to front.

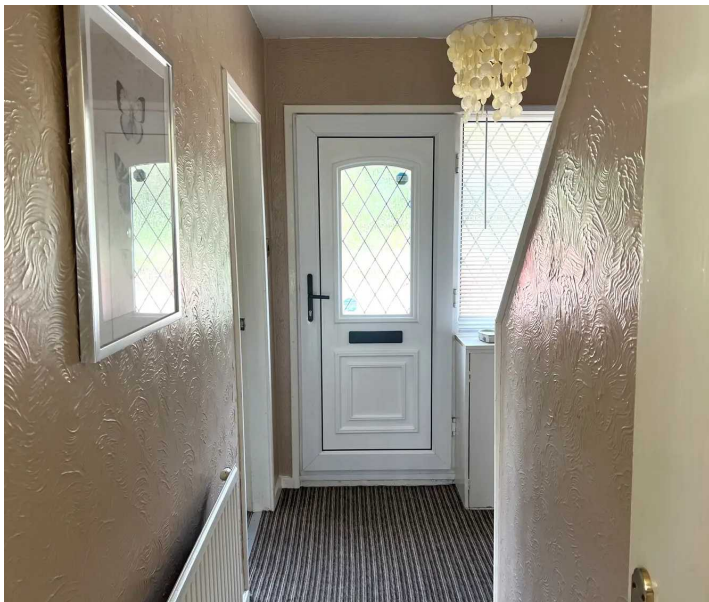
DINING KITCHEN

16' 0" x 10' 8" (4.88m x 3.25m)

An excellently proportioned dining kitchen with ample room for dining table and chairs, the kitchen itself has a range of wall and base units in a wood effect shaker style with laminate worktops. There is space for a cooker with extractor fan over, plumbing for a washing machine, plumbing for a dishwasher, space for further appliances and stainless-steel sink with chrome mixer tap over. The room has ceiling strip light, central heating radiator and uPVC double glazed window to rear and timber and single glazed door giving access to the rear garden. Further timber and single glazed door leads through to side hallway with ceiling light and tiled floor with door accessing under the stairs storage cupboard. A uPVC and obscure glazed door gives access to the side of the home, with further door giving access to downstairs W.C.

DOWNSTAIRS W.C.

With close coupled W.C, wall mounted basin with chrome mixer taps over, there is ceiling light, chrome towel/ radiator and obscure uPVC double glazed window to the side.



STAIRCASE TO FIRST FLOOR LANDING

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

BEDROOM ONE

11' 10" x 11' 0" (3.60m x 3.36m)

Generous double bedroom with ceiling light, central heating radiator, uPVC double glazed window to rear, with built in airing cupboard housing the hot water tank.

BEDROOM TWO

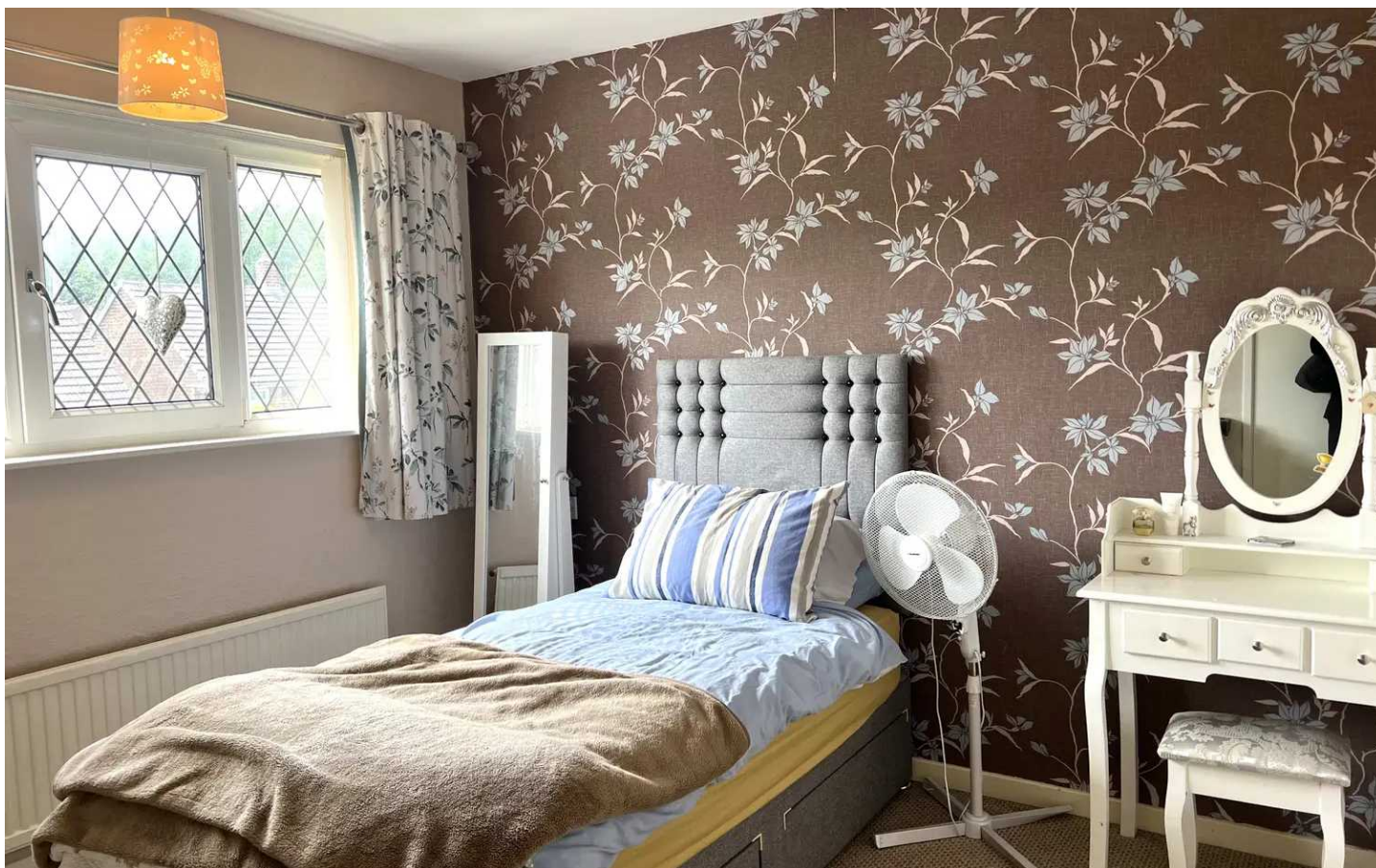
11' 0" x 10' 10" (3.36m x 3.31m)

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

BEDROOM THREE

8' 11" x 8' 0" (2.73m x 2.44m)

A well sized third bedroom with cupboard above the stairs, ceiling light, central heating radiator and uPVC double glazed window.





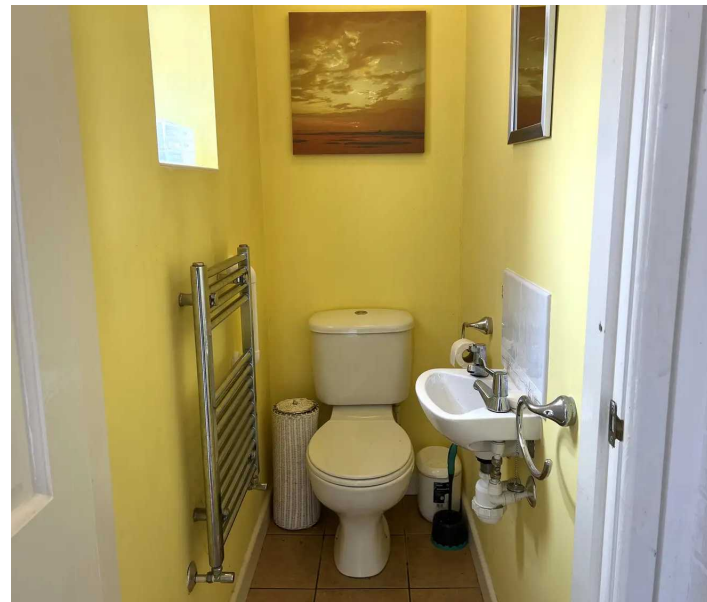
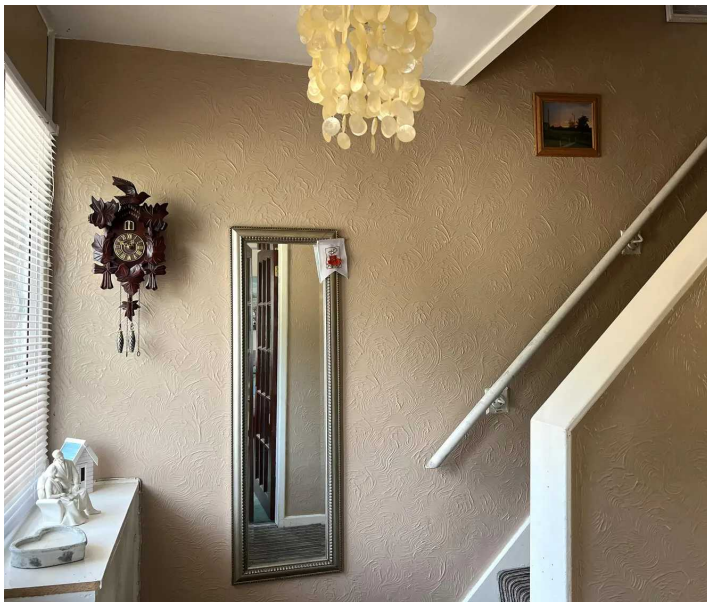
W.C.

A separate W.C, with close coupled W.C with ceiling light, central heating radiator and obscure uPVC double glazed window to side.

SHOWER ROOM

5' 7" x 5' 3" (1.69m x 1.61m)

Comprising a double shower tray with Mira Go electric shower over with sliding glazed shower screen and basin sat within vanity unit with chrome mixer tap over. There is ceiling light, chrome towel rail / radiator, tiled floor and obscure uPVC double glazed window to rear.



OUTSIDE

To the front of the home is a low maintenance gravelled area with decorative flagging, this could well be amended to create additional off-street parking. To the side of the home is a blocked paved shared driveway which in turn leads to detached single garage with up and over door and provides further off-street parking. Timber gate leads through to rear garden with flagged patio seating area, lawned space, space for a shed and perimeter hedging and fencing.



ADDITIONAL INFORMATION

The EPC is a D-55 and the council tax band is A, 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)

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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

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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



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