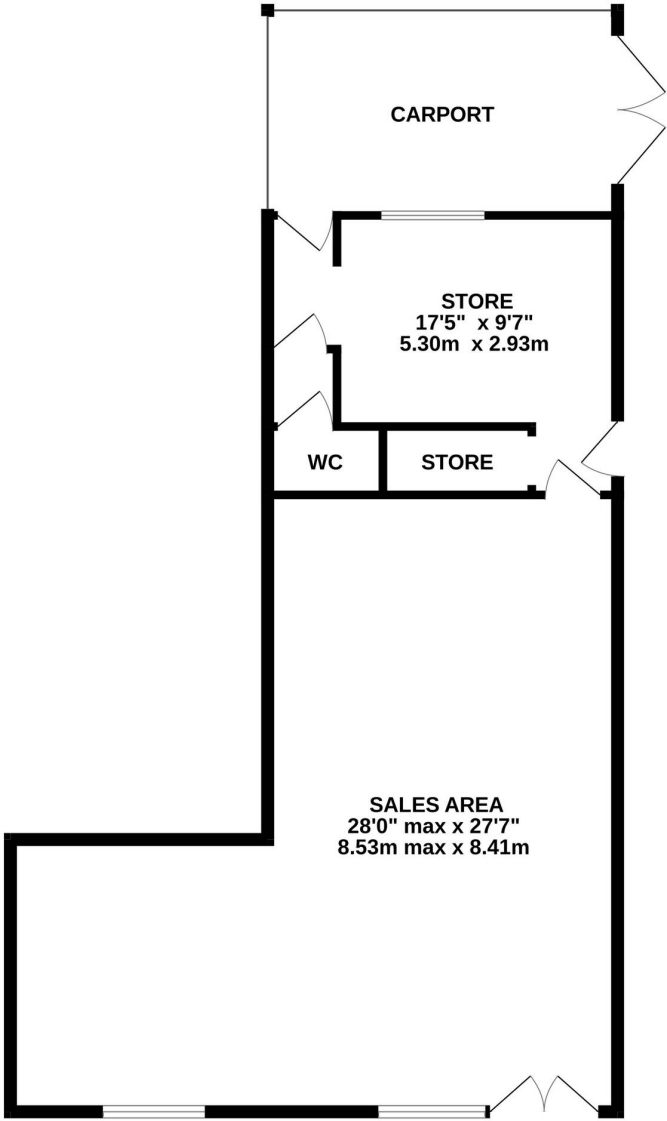




Cemetery Road, Hemingfield, S73 0PU

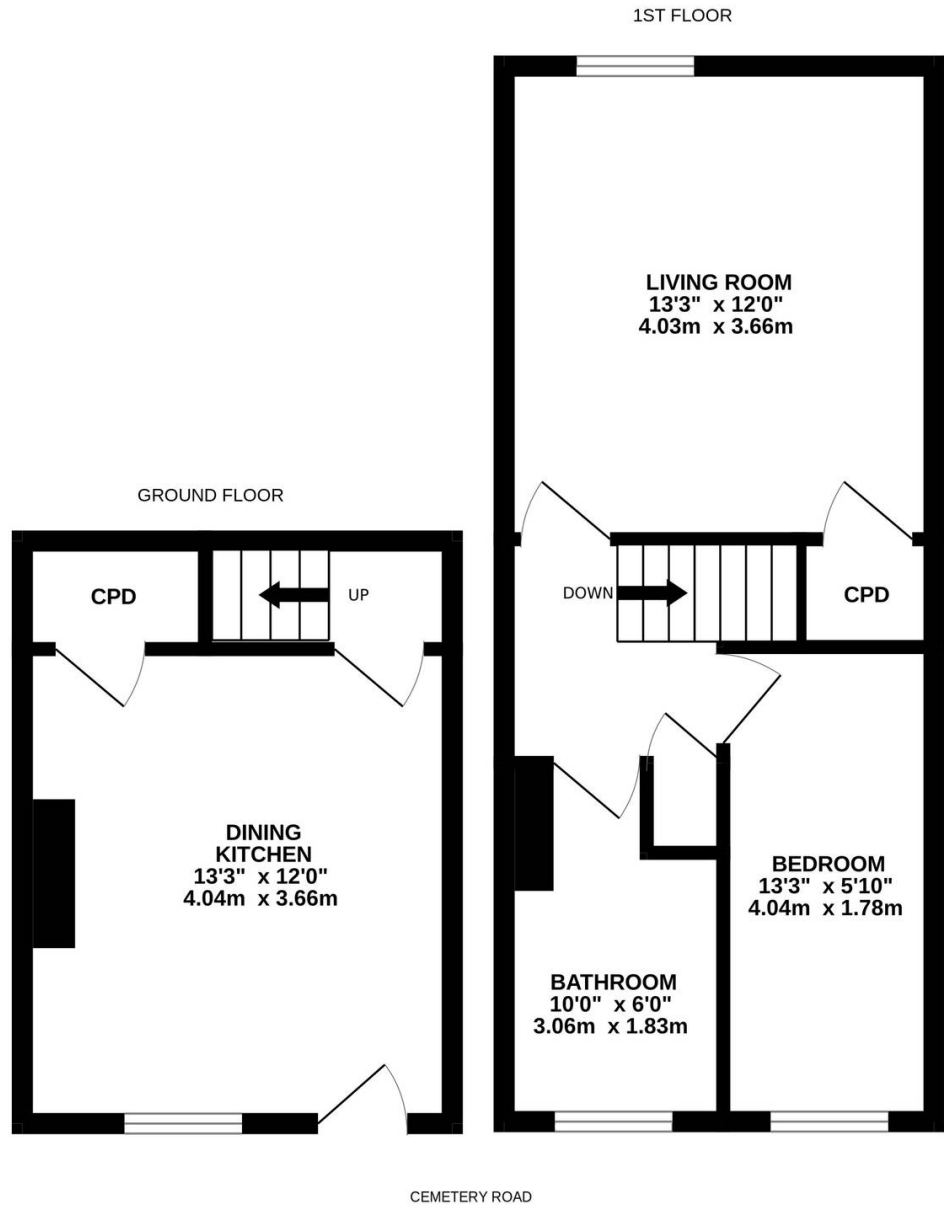
Barnsley

In Excess of **£260,000**

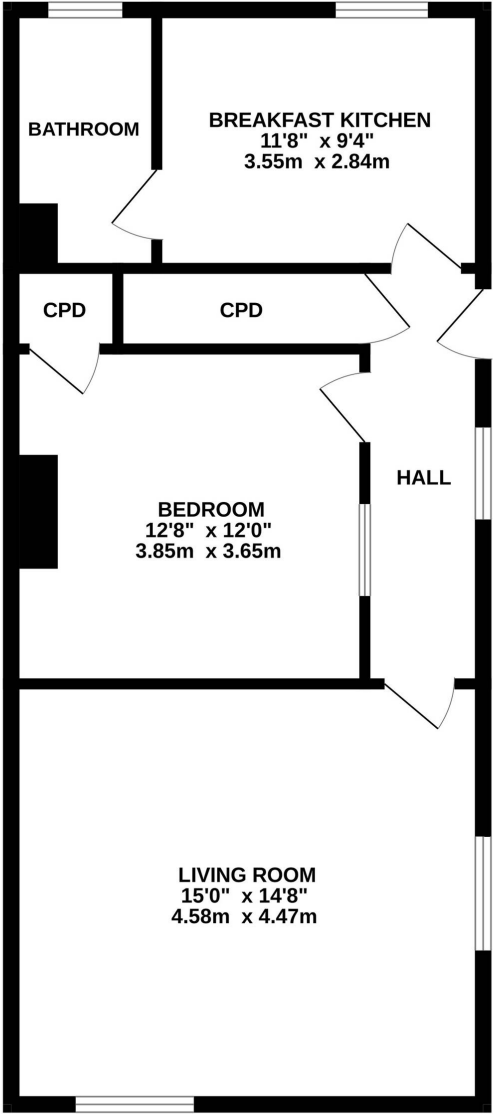


CEMETERY ROAD

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 ©2024



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 ©2024



CEMETERY ROAD

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 ©2024



Cemetery Road, Hemingfield

Barnsley

A UNIQUE OPPORTUNITY TO PURCHASE THIS FANTASTIC INVESTMENT OPPORTUNITY MADE UP OF THREE ELEMENTS WITH BUSTLING CONVENIENCE STORE AND TWO SELF-CONTAINED FLATS. THE CURRENT COMPOSITION CONVENIENCE STORE WITH STORE ROOM TO REAR AND DOWNSTAIRS W.C. THERE IS ALSO A FIRST FLOOR APARTMENT WITH LIVING ROOM, BEDROOM, BREAKFAST KITCHEN AND BATHROOM. IN ADDITION, THERE IS A REAR ENTRANCE TO ONE BED DUPLEX APARTMENT WITH GROUND FLOOR LEVEL DINING KITCHEN, TO FIRST FLOOR THERE IS LIVING ROOM, BEDROOM AND BATHROOM.

- FANTASTIC INVESTMENT OPPORTUNITY
- MADE UP OF THREE ELEMENTS
- BUSTLING CONVENIENCE STORE
- TWO SELF-CONTAINED FLATS
- FLATS ARE TENANTED BOTH PAY £380 PCM
- 11 YEARS INTO A 25 YEAR LEASE

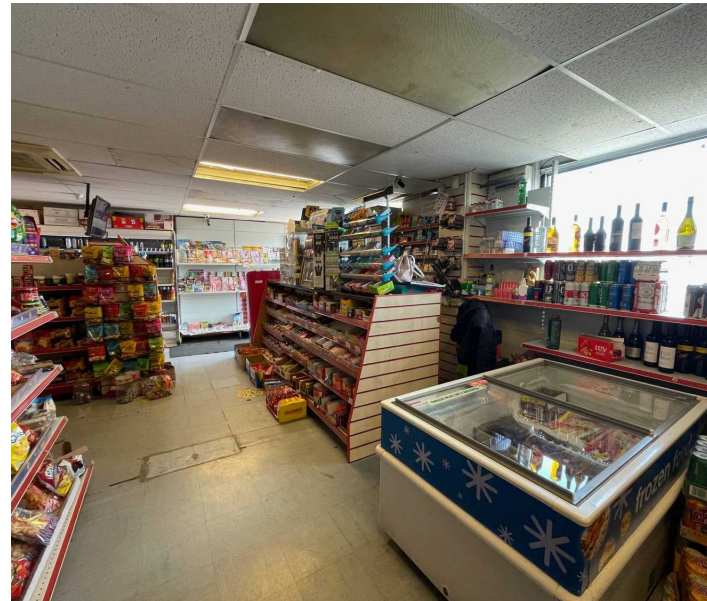
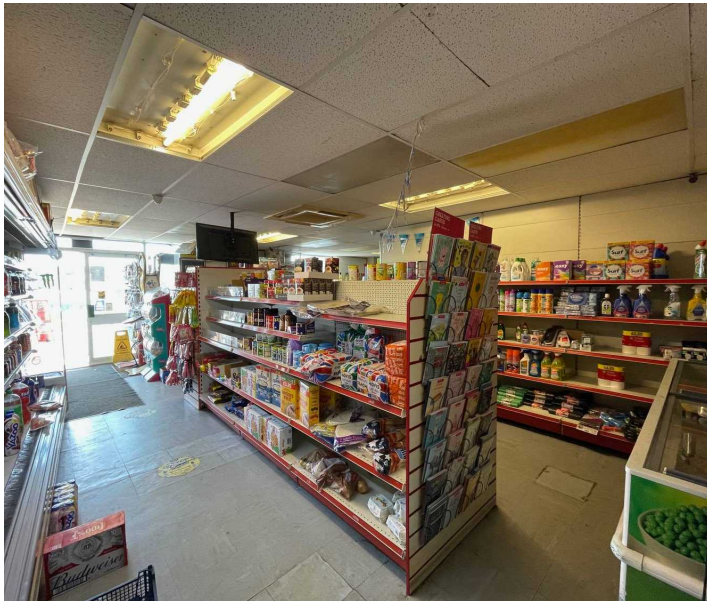


SHOP

A generously proportioned retail area, with additional window to front. Currently being used as a convenience store with ample shelf for racking, fridges and freezers. Door opens through to the rear part of the shop where there is storeroom with work tops and base units and stainless-steel sink with mixer tap over. Single glazed timber window through to garage and can also be accessed via timber and obscure glazed door, further door opens to inner hallway with timber and glazed door opens to W.C.

W.C

Comprising of close coupled W.C., and wall mounted basin with mixer tap over.



FLAT ENTRANCE

Iron stairwell at ground level leads to first floor level with entrance to the flat via uPVC and obscure glazed door into entrance hallway. With two ceiling lights, central heating radiator, wood effect laminate flooring and uPVC double glazed window to the side. Door opens through to useful storage cupboard and here we gain access to the following rooms

LIVING ROOM

An excellently proportioned principal reception space positioned to the front of the building with natural light gained via two separate elevations with uPVC double glazed window to front and rear. There is ceiling light, coving to the ceiling, two central heating radiators.

BREAKFAST KITCHEN

With ample room for dining table and chairs, the kitchen itself has a range of wall and base units in a wood effect, laminate work tops and tiled splash backs, with space for a cooker, plumbing for a washing machine and space for further appliances and stainless-steel sink with chrome mixer tap over. There is ceiling light, part tiling to walls, central heating radiator and uPVC double glazed window to rear with view over neighbouring fields. Here we also find the recently fitted combination boiler.

BATHROOM

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

BEDROOM

Double bedroom accessed off the entrance hallway, there is ceiling light, central heating radiator, access to storage cupboard and secondary natural light is gained via timber single glazed window from the entrance hallway.





FLAT ENTRANCE

Accessed via uPVC and obscure glazed door into dining kitchen.

DINING KITCHEN

With ample room for dining table and chairs there is a range of wall and base units in a white shaker style with laminate work tops, integrated electric oven and four burner gas hob, plumbing for a washing machine, space for fridge freezer and stainless steel sink with chrome mixer tap over. There is ceiling light, central heating radiator, uPVC double glazed window, door opens through to useful storage cupboard under the stairs, additional door opens to staircase to first floor.

STAIRCASE TO FIRST FLOOR

To first floor landing there is ceiling light and built in cupboard and here we gain entrance to the following.

BEDROOM

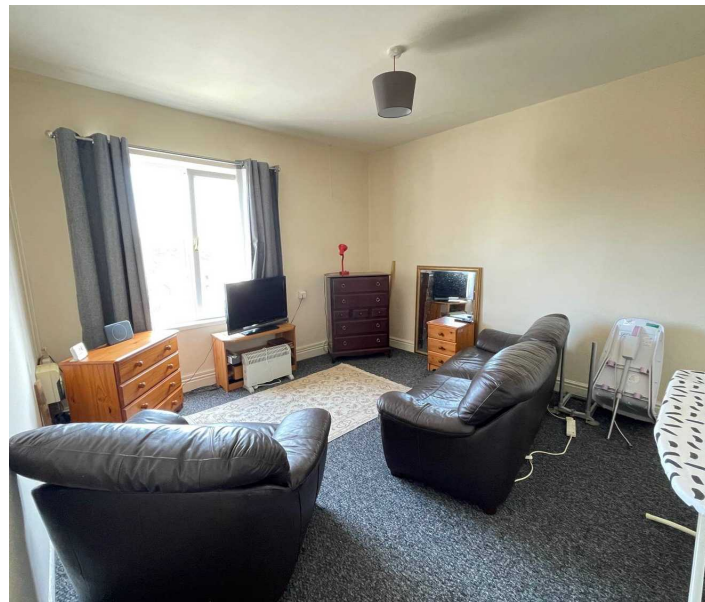
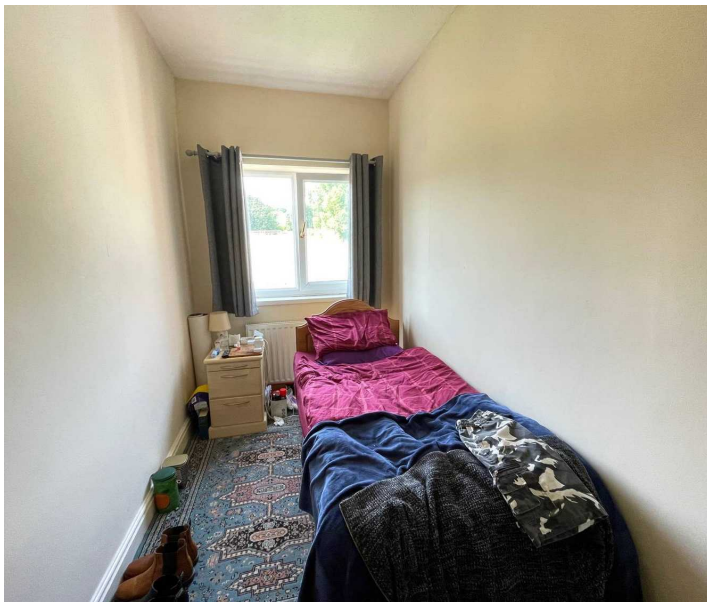
Rear facing bedroom with ceiling light, central heating radiator, uPVC double glazed window to the rear with open aspect over neighbouring field.

LIVING ROOM

Front facing reception space with ceiling light, central heating radiator, uPVC double glazed window to the front and access to the cupboard above the stairs.

BATHROOM

Comprising a three-piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over and bath with chrome mixer tap. There is ceiling light, central heating radiator and obscure uPVC double glazed window to the rear.





ADDITIONAL INFORMATION

The EPC is a 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)

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

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 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731 730	01977 800259	0113 4689331	01422 417000