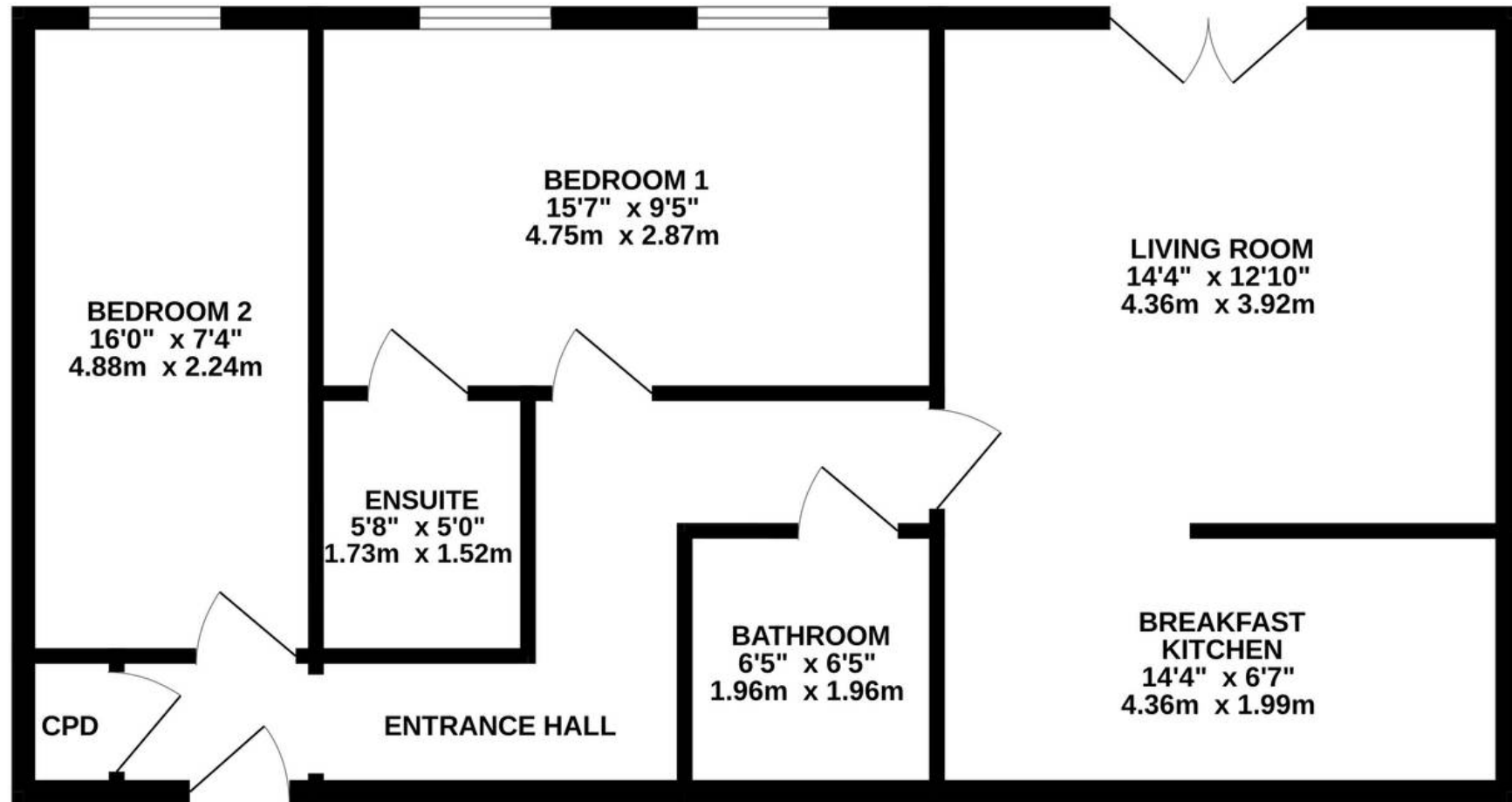




## Churchfield House Rectory Close, Wombwell

Barnsley

In Excess of £110,000



CHURCHFIELD 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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## Churchfield House Rectory Close, Barnsley

A FIRST FLOOR TWO DOUBLE BEDROOMED PURPOSE BUILT APARTMENT OCCUPYING THIS QUIET CUL DE SAC POSITION, ON THIS MODERN RESIDENTIAL DEVELOPMENT WITHIN EASE OF ACCESS TO WOMBWELLS MANY AMMENITIES AND BEING WELL PLACED FOR ROAD NETWORK AND TRAIN STATION REACHING FURTHER A FIELD, OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN  
Council Tax band: C

- NO UPPER VENDOR CHAIN
- IDEAL LOW MAINTENANCE HOME
- PERFECT FOR FIRST TIME BUYERS
- EXCELLENTLY LOCATED
- EN SUITE



### **ENTRANCE HALLWAY**

Entrance gained via communal entrance with staircase rising to first floor and door opening to the apartment into entrance hallway. Entrance hallway has three ceiling lights, coving to the ceiling and a central heating radiator, access to useful storage cupboard and here we gain entrance to the following rooms.

### **LIVING ROOM**

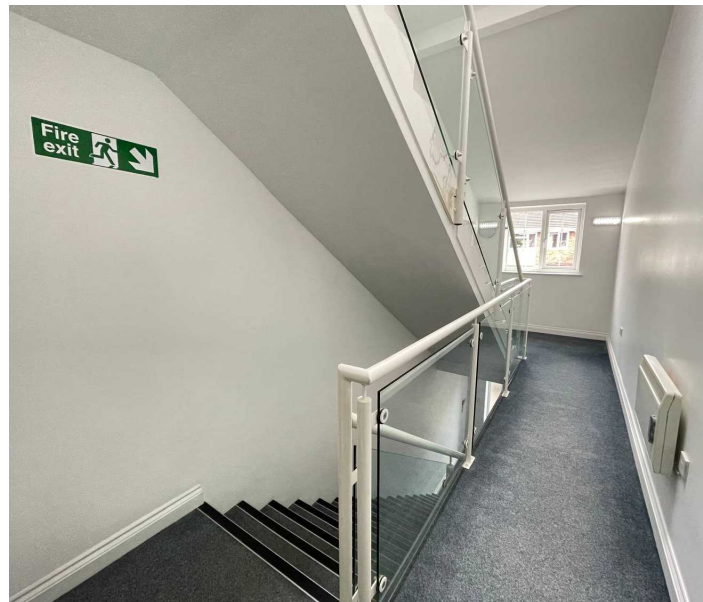
14' 4" x 12' 10" (4.36m x 3.92m)

Excellently proportioned principal reception space positioned to the rear of the apartment with twin French doors and uPVC opening to Juliet balcony. There is a ceiling light, coving to the ceiling and central heating radiator. This leads through to the breakfast kitchen.

### **BREAKFAST KITCHEN**

14' 4" x 6' 6" (4.36m x 1.99m)

With space for breakfast table and chairs, the kitchen has a range of wall and base units in a wood effect with laminate worktops and tiled splashbacks. There are integrated appliances in the form of integrated electric oven, four burner gas hob with chimney style extractor fan over, integrated dishwasher, fridge/freezer, washing machine and one a half bowl stainless steel sink with chrome mixer tap over. Here we also find the boiler, there are inset ceiling spotlights, coving to the ceiling, central heating radiator and space for breakfast table and chairs.



**BEDROOM ONE**

15' 7" x 9' 5" (4.75m x 2.87m)

Double bedroom with ceiling light, central heating radiator, coving to the ceiling and two separate uPVC double glazed windows. A door opens into the ensuite shower room.

**EN SUITE**

5' 8" x 5' 0" (1.73m x 1.52m)

Comprising of a three-piece white suite in the form of close coupled W.C., wall mounted basin with chrome taps over and shower enclosure with mains fed mixer shower within. There is a ceiling light, extractor fan, coving to the ceiling, and central heating radiator.

**BEDROOM TWO**

16' 0" x 7' 4" (4.88m x 2.24m)

A further double bedroom with excellent proportions with ceiling light, coving to the ceiling and central heating radiator and uPVC double glazed window.

**BATHROOM**

6' 5" x 6' 5" (1.96m x 1.96m)

Comprising a three-piece white suite in the form of closed coupled W.C., pedestal basin with chrome taps over and bath with chrome mixer tap, with telephone style shower attachment and glazed shower screen. There is a ceiling light, extractor fan, coving to the ceiling part tiling to walls and chrome towel rail/ radiator.

**OUTSIDE**

Outside there is an allocated parking space in the shared car park behind the apartment block.





#### **OUTSIDE**

Outside there is an allocated parking space in the shared car park behind the apartment block.



## ADDITIONAL INFORMATION

The EPC is a B-84 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

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## MORTGAGE ADVICE

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## 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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