

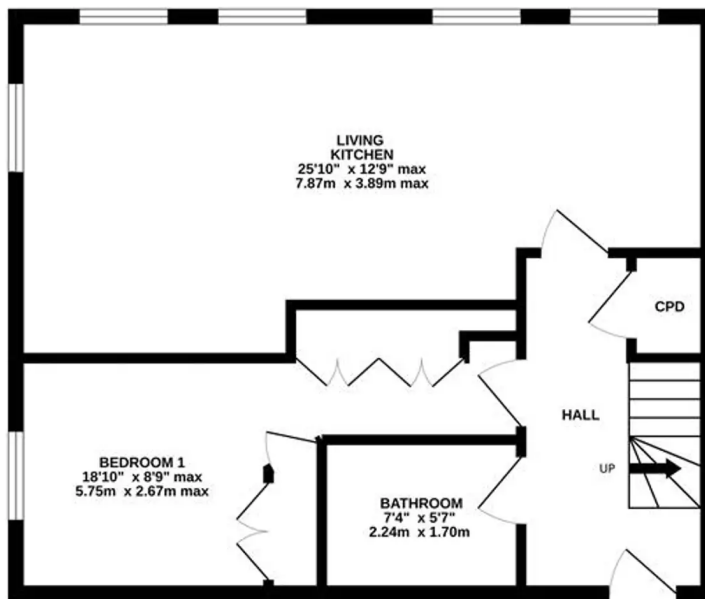


College House Huddersfield Road, Barnsley

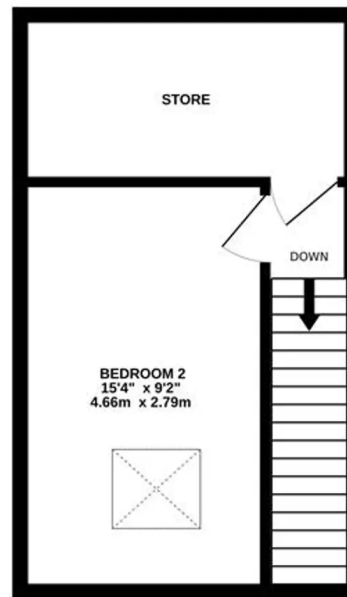
Barnsley

£119,000

GROUND FLOOR



1ST FLOOR



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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Apartment 108

College House Huddersfield Road,
Barnsley

****SOLD WITH SITTING TENANT****

OCCUPYING AN ENVIABLE GROUND FLOOR POSITION IN THIS HIGHLY REGARDED CONVERSION OF THE FORMER BARNSELY GIRLS SCHOOL. WE OFFER THIS TWO BEDROOMED DUPLEX WITH LEVEL ACCESS FROM THE REAR.

A spacious apartment close to Barnsley town centre and offering security with fob access system this apartment must be viewed to be fully appreciated.

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- TWO BEDROOMS
- SPACIOUS
- WELL PRESENTED
- PARKING SPACE
- SOLD WITH SITTING TENANT
- POPULAR AREA
- CLOSE TO TOWN
- COUNCIL TAX BAND C





COMMUNAL ENTRANCE

Entrance gained via communal entrance with the apartment being found on the ground floor.

ENTRANCE HALL

Private entrance opens into entrance hallway with ceiling light, wood effect laminate flooring, and electric heater with staircase rising to first floor with storage cupboard underneath. Here we gain access to the following rooms;

OPEN PLAN LIVING KITCHEN

An open plan space incorporating kitchen and living spaces. The kitchen itself has a range of wall and base units in a wood effect with wood effect laminate worktops, tiled splashbacks and a continuation of the wood effect laminate flooring. There are integrated appliances in the form of Neff stainless steel double oven with matching electric hob with chimney style extractor fan over, integrated washing machine, integrated slimline dishwasher and integrated fridge freezer. There is a stainless-steel sink with chrome mixer tap over. The living space has ample room for lounge and dining furniture if so desired. The room has two ceiling lights, two electric storage heaters and natural light is gained via four separate timber double-glazed windows to rear and a further window to side. The room has especially high impressive ceilings and looks up to the gallery of bedroom one.



BEDROOM ONE

A double bedroom with two banks of fitted wardrobes, ceiling light, wall mounted electric heater, wood effect laminate flooring and timber double glazed window.

BATHROOM

Comprising a three-piece white suite in the form of; Close couple W.C, pedestal basin with chrome mixer tap over, bath with chrome mixer tap with mains fed shower over. There is a ceiling light, extractor fan, part tiling to walls, wood effect laminate flooring and electric towel rail.

FIRST FLOOR LANDING

From the entrance hallway a staircase rises to the first-floor landing with ceiling light, a door opens to the storage cupboard housing the hot water tank and a further door opens to bedroom two.

BEDROOM TWO

A versatile space with gallery balustrade overlooking the main living space. There is a ceiling light, wall mounted electric heater and Velux skylight this could be used as a second bedroom, additional living space or potential home office.

OUTSIDE

The property has an allocated parking space in secure gated car park to rear.





Simon Blyth Estate Agents

Template to use

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