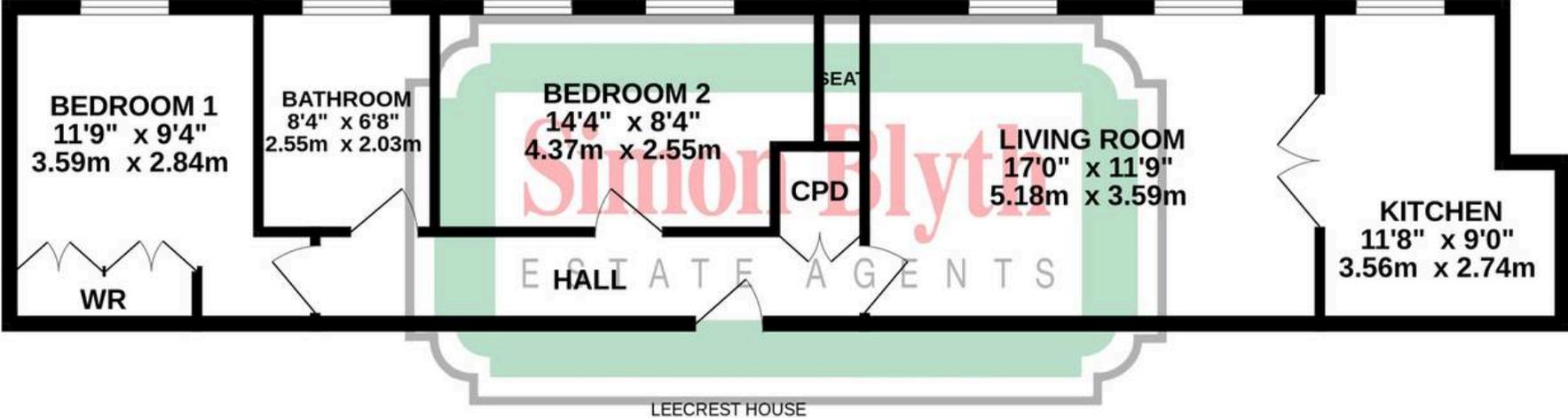




Leecrest House Doncaster Road, Barnsley

Barnsley

In Excess of **£90,000**



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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Leecrest House Doncaster Road

Barnsley, Barnsley

WELL PRESENTED PURPOSE BUILT SECOND FLOOR APARTMENT, READY TO MOVE INTO ACCOMODATION IN A SECURE BLOCK, WITH ELECTRIC GATE AND FOB ENTRY TO COMMUNAL ENTRANCE WITH NO UPPER VENDOR CHAIN.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





ENTRANCE

Entrance gained via communal doors, steps and lift leads to the second floor where we find entrance to the apartment. Private door opens into inner hallway with two ceiling lights, coving to the ceiling, electric storage heater and built-in cupboards providing storage space. Here we get access to the following rooms:

LIVING ROOM

A well-proportioned principal reception space with two ceiling lights, coving to the ceiling, two storage heaters, built-in seat and two uPVC double glazed windows to front with views towards Emily Moore Mast.

KITCHEN

Twin timber and glazed doors lead through to kitchen from the living room. With a range of wall and base units in white with laminate worktops, tiled splashbacks and wood effect laminate flooring. There's integrated electric oven, electric hob, chimney style extractor fan over, space for further appliances and plumbing for a slimline dishwasher. There is stainless steel sink with chrome mixer tap over, inset ceiling lights, plinth heater and uPVC double glazed window.



BEDROOM ONE

A double bedroom with built-in wardrobes, ceiling light, coving to the ceiling, storage heater, wood effect laminate flooring and uPVC double glazed window.

BEDROOM TWO

A further double bedroom with ceiling light, coving to the ceiling, storage heater, wood effect laminate flooring and two uPVC double glazed windows.

BATHROOM

Comprising of a four-piece white suite in the form of close coupled W.C, basin with chrome mixer tap over bath with chrome mixer tap and shower enclosure with Myra Zest electric shower within. There are inset ceiling lights, part tiling to wall, electric towel rail/radiator and obscure uPVC double glazed window.



GARDEN

The grounds are entered by remote control operated iron gates, the grounds have a mix of lawned spaces which can be used by the residents and the apartment has its own allocated parking space.



ADDITIONAL INFORMATION COUNCIL

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

TAX BAND

B

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 FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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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

The Business Village, Barnsley Business & Innovation Centre
Innovation Way - S75 1JL

01226 731730

barnsley@simonblyth.co.uk

www.simonblyth.co.uk/

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