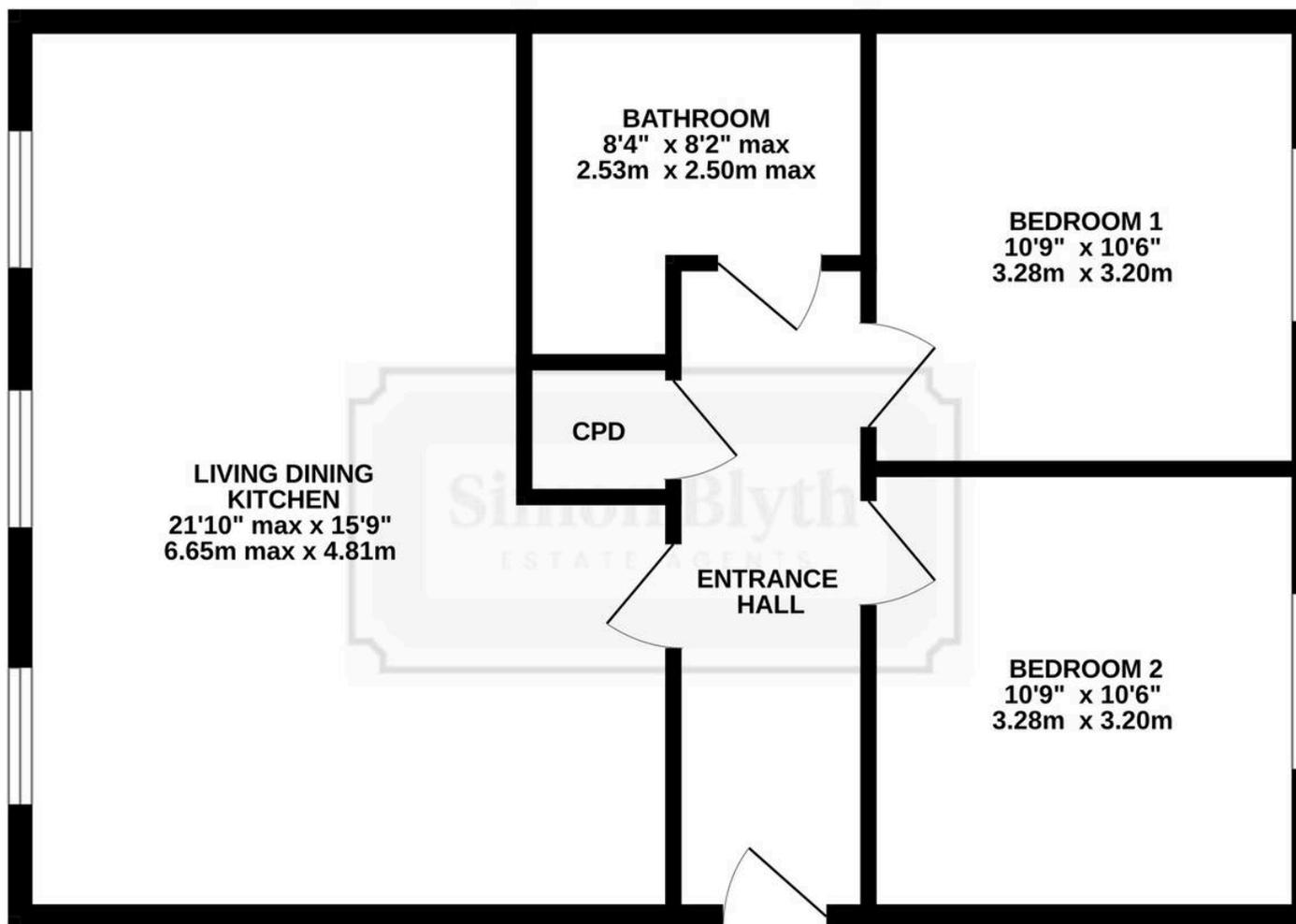




**7 The Blossoms, Barnsley**  
Barnsley

Guide Price **£80,000**



THE BLOSSOMS

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 ©2025



## 7 The Blossoms

Barnsley, Barnsley

LOCATED IN THIS QUIET AREA WITH NO THROUGH TRAFFIC, YET JUST A STONE'S THROW AWAY FROM BARNSELY TOWN CENTRE WE OFFER TO THE MARKET THIS TWO DOUBLE BEDROOMED FIRST FLOOR APARTMENT WITH THE ADVANTAGE OF NO UPPER VENDOR CHAIN.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- TWO DOUBLE BEDROOMS
- FIRST FLOOR APPARTMENT
- NO UPPER VENDOR CHAIN
- POPULAR AREA
- IDEAL INVESTMENT
- MUST BE VIEWED





### **COMMUNAL ENTRANCE**

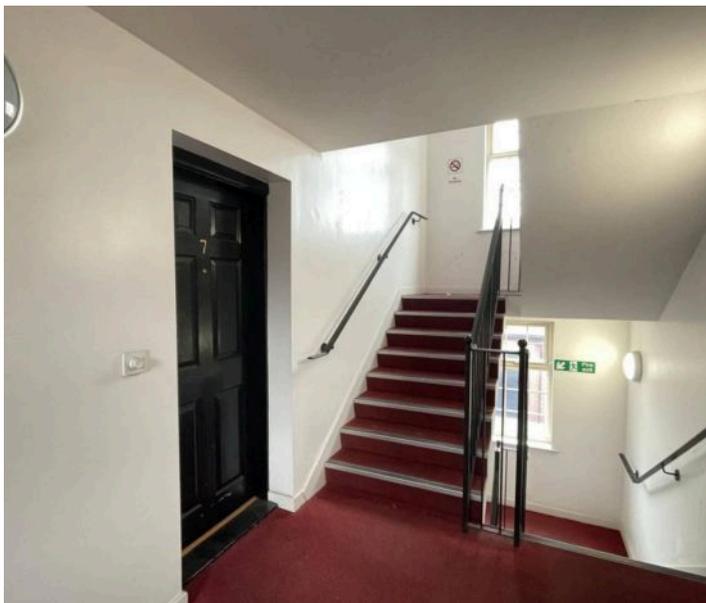
Entrance gained via communal door to ground level with steps leading up to first floor where we find the apartment.

### **ENTRANCE HALL**

A door opens to own private entrance hallway with two ceiling lights, central heating radiator wood effect laminate flooring and entrance to useful storage cupboard. Here we gain access to the following rooms.

### **LIVING DINING KITCHEN**

An open plan space, incorporating numerous different functional areas. The kitchen itself has a range of all the base units and in a wood effect with laminate worktops and tiled splashback. Integrated electric oven with four burner gas hob with extractor fan over only, plumbing for a washing machine and space for further appliances. There is a stainless-steel sink with chrome mixer tap over and here we find the boiler. This room also has ample room for dining table and chairs and lounge furniture, three ceiling lights, three central heating radiators, three uPVC double glazed windows and it's finished off with a continuation of the wood effect laminate flooring.



**BEDROOM ONE**

A double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

**BEDROOM TWO**

A further double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

**BATHROOM**

Comprising a four-piece white sanitary ware suite in the form of; close coupled WC pedestal basin with chrome mixed tap over, bath with chrome mixer tap and shower enclosure with mains fed chrome mixer shower within. There is a ceiling light, extractor fan, part tiling to walls and central heating radiator.





### **COMMUNAL ENTRANCE**

Entrance gained via communal door to ground level with steps leading up to first floor where we find the apartment.

### **ENTRANCE HALL**

A door opens to own private entrance hallway with two ceiling lights, central heating radiator wood effect laminate flooring and entrance to useful storage cupboard. Here we gain access to the following rooms.

### **LIVING DINING KITCHEN**

An open plan space, incorporating numerous different functional areas. The kitchen itself has a range of all the base units and in a wood effect with laminate worktops and tiled splashback. Integrated electric oven with four burner gas hob with extractor fan over only, plumbing for a washing machine and space for further appliances. There is a stainless-steel sink with chrome mixer tap over and here we find the boiler. This room also has ample room for dining table and chairs and lounge furniture, three ceiling lights, three central heating radiators, three uPVC double glazed windows and it's finished off with a continuation of the wood effect laminate flooring.

### **BEDROOM ONE**

A double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

### **BEDROOM TWO**

A further double bedroom with ceiling light, central heating radiator and uPVC double glazed window.

### **BATHROOM**

Comprising a four-piece white sanitary ware suite in the form of; close coupled WC pedestal basin with chrome mixed tap over, bath with chrome mixer tap and shower enclosure with mains fed chrome mixer shower within. There is a ceiling light, extractor fan, part tiling to walls and central heating radiator.

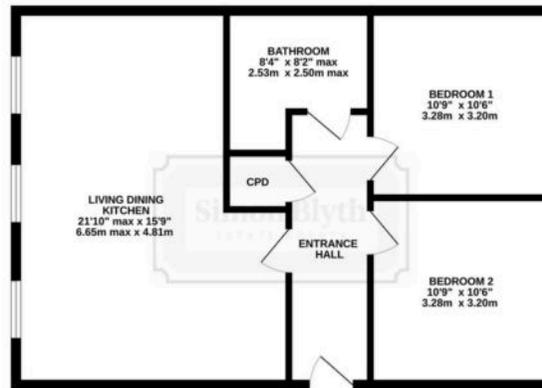
### **REFERRAL ARRANGEMENTS**

The Partner Agent and Auctioneer may recommend

## ALLOCATED PARKING

1 Parking Space

The property comes with an allocated parking space in the car park.



THE BLOSSOMS  
\*These measurements have been made to ensure the accuracy of the floorplan and are approximate. All items, fixtures, fittings and any other items are subject to availability and responsibility is taken for any errors. Dimensions are given in feet and inches. The floor plan is for illustrative purposes only and should not be used for any other purpose. The actual layout, dimensions and fixtures may vary from those shown and are provided as a guide only. Measurements are taken to the face of the walls.  
Mark with drawings ©2023





## REFERRAL ARRANGEMENTS

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

## AUCTIONEERS COMMENTS

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## 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](mailto:barnsley@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924	01484	01484	01484	01226	01143 216	01226	01977	0113	01422
361631	651878	689689	603399	762400	590	731730	800259	4689331	417000