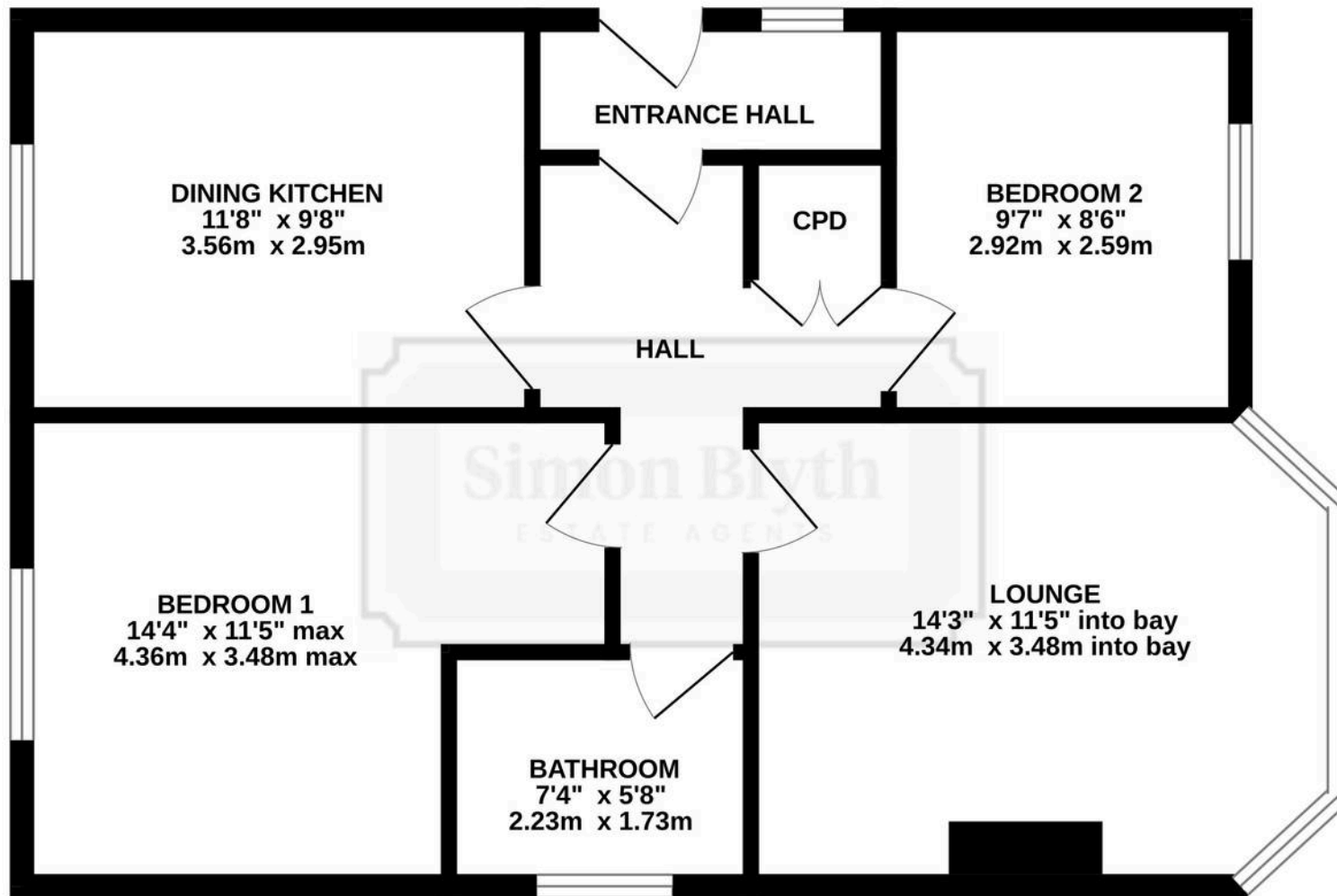




**Garden Court, Pogmoor, Barnsley**  
Barnsley

**£147,500**





GARDEN COURT

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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## Garden Court

Pogmoor, Barnsley

SITUATED IN THIS HIGHLY REGARDED COMPLEX, IN THE POPULAR LOCATION OF POGMOOR, IS THIS IMMACULATELY PRESENTED TWO DOUBLE BEDROOMED GROUND FLOOR APARTMENT. OFFERED WITH THE ADVANTAGE OF NO UPPER VENDOR CHAIN MAKING IT IDEAL FOR A FIRST TIME BUYER, DOWNSIZER OR BUY-TO-LET INVESTORS. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- IDEAL LOCATION FOR COMMUTING
- TWO DOUBLE BEDROOMS
- BAY WINDOW AND DOUBLE DOORS TO LOUNGE
- GROUND FLOOR
- ALLOCATED PARKING







### **ENTRANCE HALLWAY**

Accessed from a communal hallway, a wooden door gives access to Apartment 8 and its own private entrance hallway. There is a ceiling light, coving to ceiling, a radiator, window and access to the following:

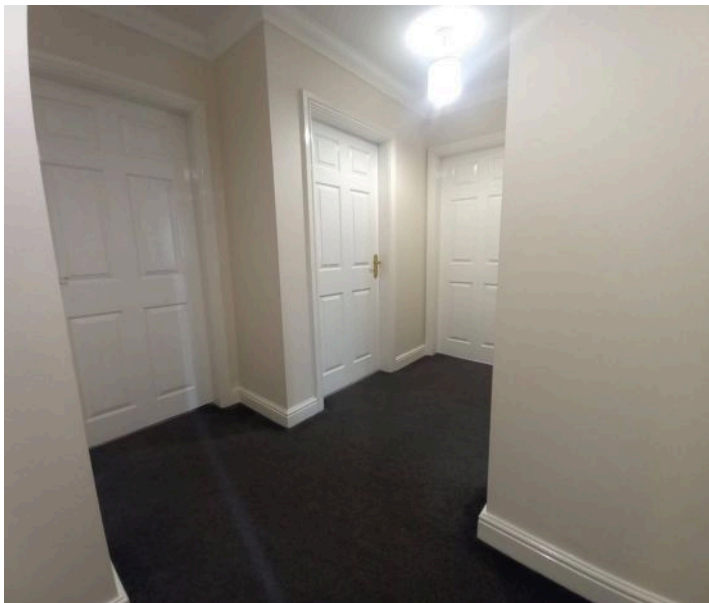
### **CENTRAL HALL**

With radiator, dual ceiling lights, intercom access system and storage cupboard.

### **LOUNGE**

11' 5" x 14' 3" (3.48m x 4.34m)

A generous reception space with feature bay window which has twin doors leading out and allows an array of natural light. There is a ceiling light, coving to ceiling, radiator and a electric fire with wooden surround and marble hearth.



### **KITCHEN DINER**

9' 8" x 11' 8" (2.95m x 3.56m)

With ample room for a table and chairs, the kitchen comprises of a range of wall and base units in a wood effect shaker style with contrasting laminate worktop's and tiled splashback. There is an integrated oven with four ring hob and extractor over, integrated fridge-freezer installed Jan 2024 and space for a washing machine. There is vinyl flooring, uPVC window, ceiling light and radiator. This room also houses the new condensing boiler which was installed Jan 2025.



### **BEDROOM ONE**

11' 5" x 14' 4" (3.48m x 4.37m)

A generous double bedroom with ceiling light, coving to ceiling, radiator and uPVC window.







### **BEDROOM TWO**

9' 7" x 8' 6" (2.92m x 2.59m)

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

### **BATHROOM**

Comprising of a three piece suite in white with close coupled wc, pedestal basin with mixer tap over and bath with chrome mixer tap and shower attachment. There is part tiling to wall's, ceiling light, extractor fan, uPVC obscure glazed window and vinyl flooring.

### **ADDITIONAL INFORMATION**

Please note that the dates for the boiler and fridge-freezer have been supplied to us by the current vendor. All carpets and blinds are included in the sale

### **GARDEN**

The property is accessed off Pogmoor Road. There is allocated parking to the front along with a paved path which gives access to the communal entrance, along this path there are various plant's, shrub's and lawned area. The external areas are communal and are maintained by the management company.

### **ALLOCATED PARKING**

There is one allocated parking space directly adjacent to the property, and visitors spaces with an allocated parking pass.



## 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

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

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