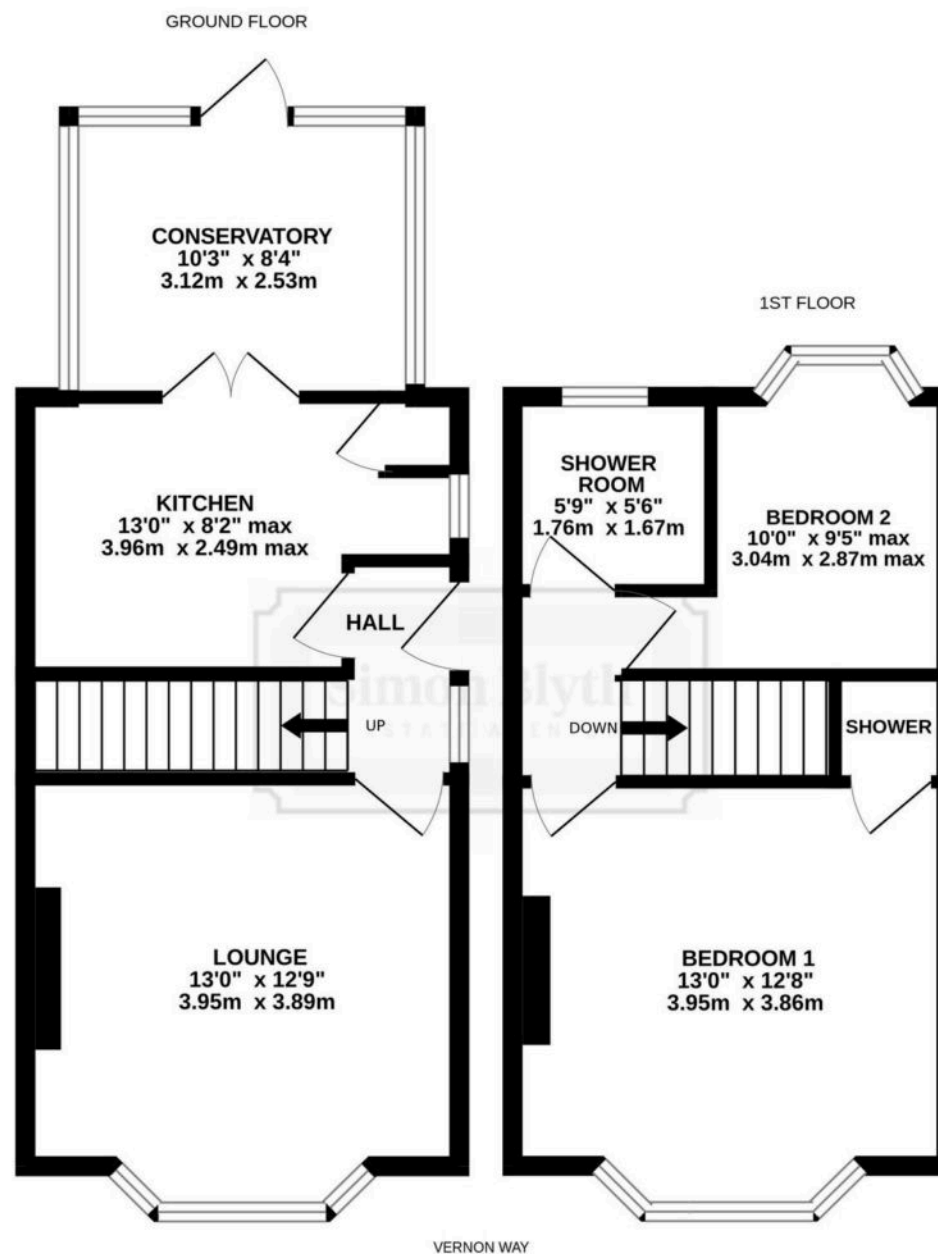




Vernon Way, Barnsley
Barnsley

In Excess of **£150,000**



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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Vernon Way

Barnsley, Barnsley

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN IS THIS WELL PROPORTIONED TWO BEDROOM SEMI DETACHED PROPERTY. IN THIS HIGHLY REGARDED AREA CLOSE TO LOCAL AMENITIES INCLUDING BARNSELY HOSPITAL, BARNSELY CENTER AND THE M1 MOTORWAY. The property briefly comprises; entrance hall, living room, kitchen and conservatory. To the first floor are two bedrooms, including shower room to bedroom one and the family bathroom. Outside, to the front is off street parking with low maintenance gardens to front and rear. Council Tax band: B

Tenure: Freehold

- SEMI DETACHED HOUSE
- TWO BEDROOMS
- ENCLOSED REAR GARDEN
- OFF STREET PARKING
- CONSERVATORY
- NO UPPER VENDOR CHAIN
- SPACIOUS
- POPULAR AREA



ENTRANCE HALL

Entrance gained via composite door with opaque glass panels into entrance hall with uPVC double glazed window to side and staircase rising to first floor. From here we gain entrance to the following rooms.

LIVING ROOM

A spacious front facing reception room with ceiling light, central heating radiator, and uPVC double glazed window. The main focal point of the room being a gas fire sat in surround with wooden mantelpiece and hearth.

KITCHEN

The kitchen itself has a range of wall and base units in a shaker style with contrasting laminate worktops over, tiled splashbacks and one and half bowl stainless steel sink with chrome mixer tap over. There is an integrated electric oven with four ring burner gas hob with extractor fan over and plumbing for a washing machine. The room has a ceiling light, coving to the ceiling, vinyl flooring, central heating radiator and uPVC double glazed window to the side. A cupboard also houses the properties boiler.

CONSERVATORY

Accessed from the kitchen through a pair of French patio doors in wood with four panel inset in each. Having uPVC double glazed windows to three sides, wall mounted light, central heating radiator and uPVC double glazed door opens to the rear of the property.



FIRST FLOOR LANDING

From the entrance hallway a staircase rises to first floor landing with ceiling light and access to the following rooms.

BEDROOM ONE

A spacious double bedroom with ceiling light, dado rail, central heating radiator and uPVC double glazed bay window to front.

EN SUITE SHOWER

A shower enclosure with mains fed shower, ceiling light and extractor fan.

BEDROOM TWO

A rear facing bedroom with ceiling light, central heating radiator and uPVC double glazed bay window overlooking the rear of the property.

SHOWER ROOM

Comprising of a three-piece suite in the form of; close coupled W.C, pedestal basin with chrome mixer tap over and shower enclosure with mains fed mixer shower within. The room has a ceiling light, part tiling to walls, tiled floor and obscure uPVC double glazed window to rear.





GARDEN

To the front of the home is a concrete driveway providing off street parking and a low maintenance garden with a selection of mature shrubs. The driveway continues down the side of the property leading to the rear. To the rear is a further low maintenance garden with hardstanding for a shed. The garden is fully enclosed with perimeter fencing.



ADDITIONAL INFORMATION

The EPC is a D-66 and the council tax band is B, and we are informed by the vendor that the property is Freehold.

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

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



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