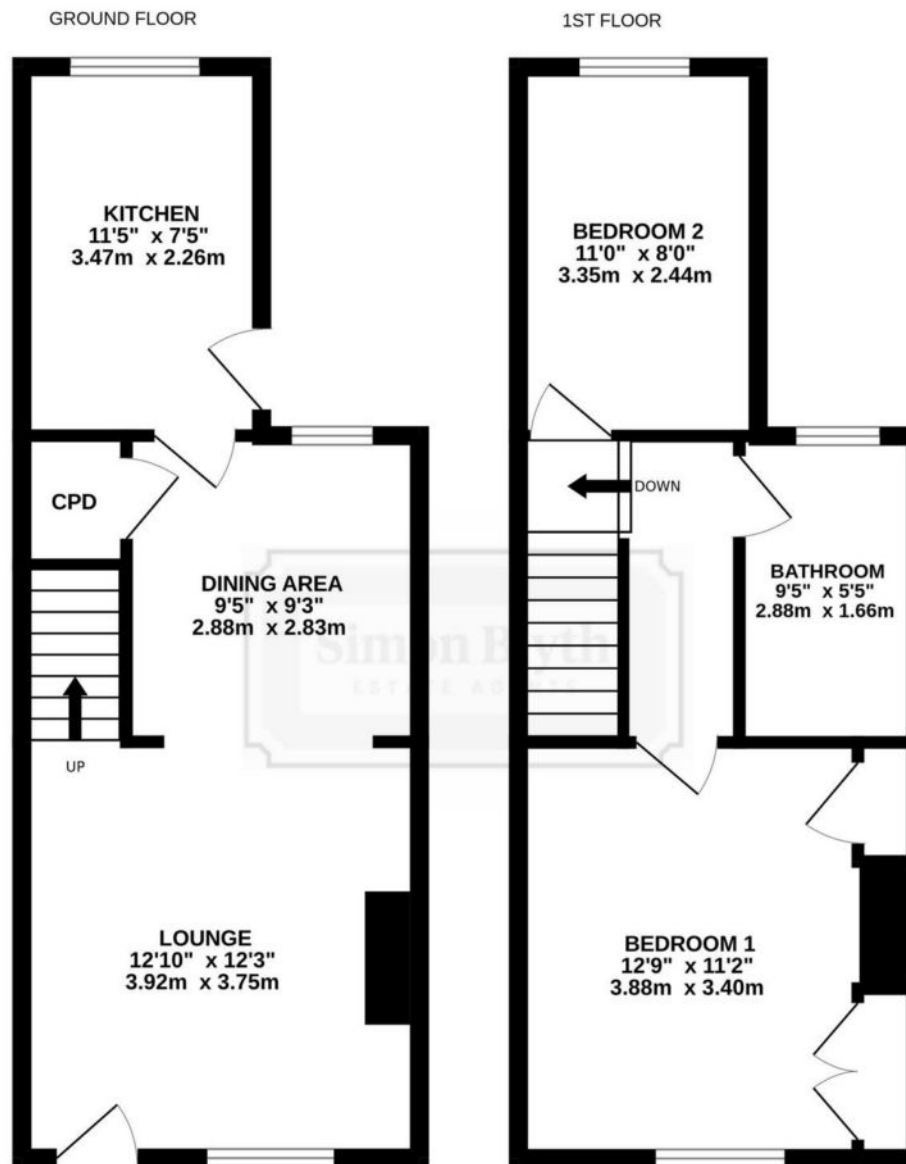




Wilby Lane, Barnsley
Barnsley

Offers in Region of **£120,000**



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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Wilby Lane

Barnsley,

AS YOU ENTER THIS PROPERTY, YOU WILL BE BLOWN AWAY BY THE IMPRESSION OF SPACE! THANKS TO A DOUBLE STOREY EXTENSION TO THE REAR, THIS MID-TERRACE PROPERTY HAS TWO SPACIOUS DOUBLE BEDROOMS AS WELL AS HAVING ITS OWN RECEPTION AREAS DOWNSTAIRS. THE EXTENSION HAS NOT TAKEN AWAY FROM THE REAR AS THE PROPERTY EITHER, AS IT STILL HAS ITS OWN LOW MAINTENANCE GARDEN AND PATIO AREA. The property consists of to the ground floor : lounge, dining area and kitchen. To the first floor, two double bedrooms and bathroom. To the exterior : a low maintenance garden and patio area.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- DOUBLE STOREY EXTENSION TO REAR
- TWO BEDROOMS
- DINING ROOM
- MODERN THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- MUST BE VIEWED



ENTRANCE

Entrance gained via composite door with opaque glass panels into the living room.

LIVING ROOM

A spacious reception room with single ceiling light point with ceiling rose, central heating radiator, coving to the ceiling, and uPVC double glazed window to the front.

DINING ROOM

A spacious dining room with ceiling light with ceiling rose, ornate coving to the ceiling, central heating radiator, access to upstairs storage cupboard and uPVC double glazed window to rear.

KITCHEN

The kitchen itself has a range of wall and base units in a shaker style with contrasting marble effect laminate worktops and tiled splashbacks. Integrated appliances in the form of; two integrated electric ovens, integrated microwave, integrated fridge / freezer, integrated dishwasher, NEFF four ring electric hob with stainless steel chimney style extractor fan over and one and half bowl stainless steel sink with chrome mixer tap over. There is a ceiling light with ceiling rose, further integrated spotlights in wall mounted units, central heating radiator, plumbing for a washing machine and uPVC double glazed window overlooking the rear garden.



FIRST FLOOR LANDING

From the living room a staircase rises to a split-level landing with ceiling light, wall mounted light, central heating radiator and access to loft via hatch. From here we gain entrance to the following rooms.

BEDROOM ONE

A double bedroom with ceiling light with ceiling rose, built in wardrobes, central heating radiator and uPVC double glazed window to front.

BEDROOM TWO

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

BATHROOM

A modern family bathroom comprising of a three-piece suite in the form of; close coupled W.C, pedestal basin with chrome mixer taps over, and bath with chrome mixer taps and electric shower over. The room has a ceiling light, part tiling to walls and floor, chrome towel rail / radiator and obscure glazed uPVC double glazed window.





GARDEN

Immediately behind the home is a flagged patio seating area, leading to a further low maintenance garden consisting of pebbles with a small patio area.



ADDITIONAL INFORMATION

The EPC is a C-71 and the council tax band is A, 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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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

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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