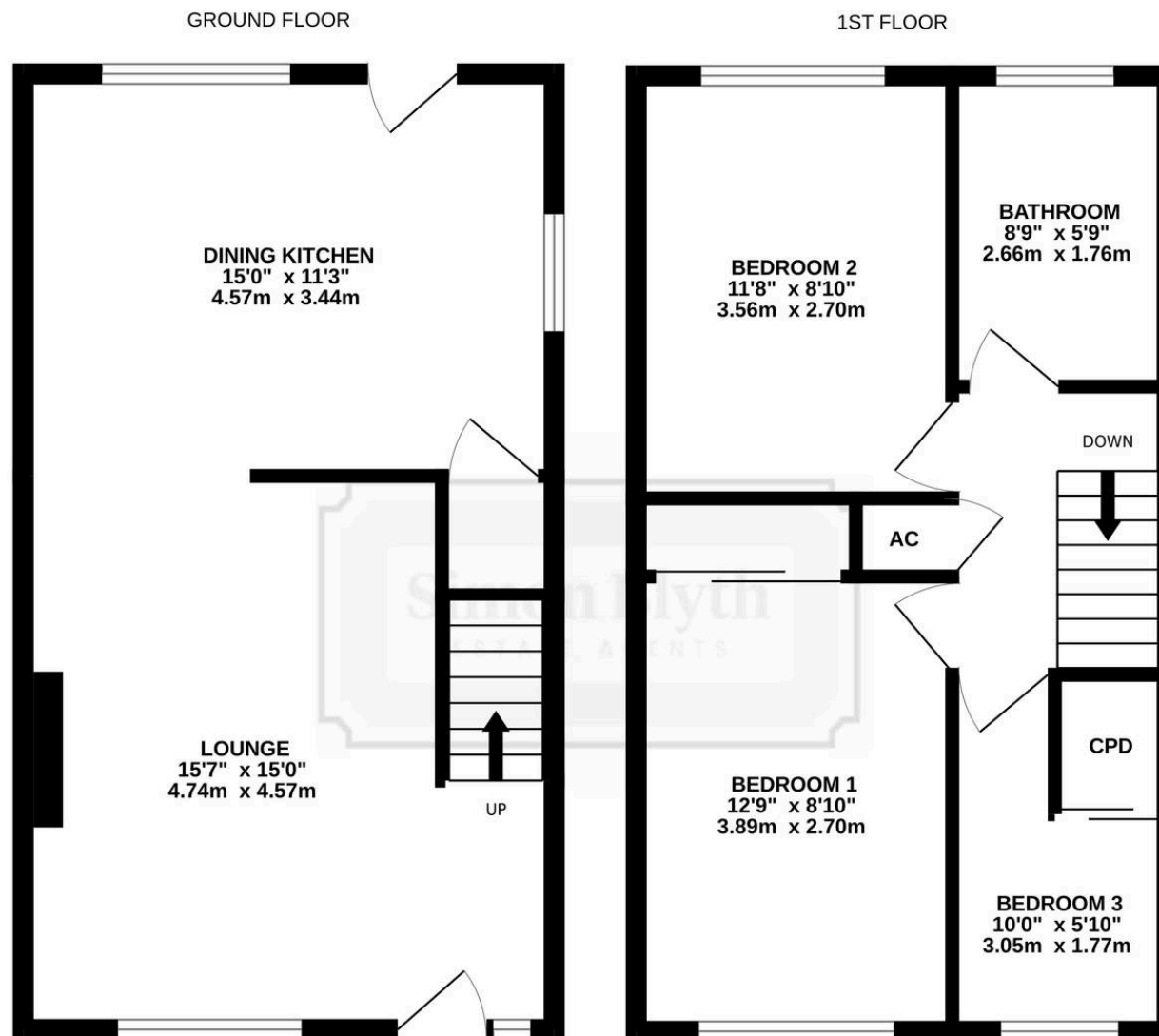




Welland Court, Higham
Barnsley

Offers in Region of **£220,000**



WELLAND 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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Welland Court

Higham, Barnsley

THIS SEMI-DETACHED PROPERTY IS SITUATED TOWARDS THE BOTTOM OF A QUIET CUL-DE-SAC, IN A SOUGHT-AFTER AREA. A SPACIOUS THREE BEDROOM PROPERTY IN NEED OF SOME MODERNISATION THROUGHOUT OFFERING A WEALTH OF POTENTIAL FOR A VARIETY OF BUYERS. The property briefly comprises of to the ground floor: living room and kitchen diner. To the first floor: three bedrooms and family bathroom. Outside there is a driveway with car port and front and rear gardens.

Council Tax band: B

Tenure: Freehold

- THREE BEDROOMS
- DRIVE WITH CAR PORT
- IN NEED OF MODERNISATION
- SOUGHT AFTER AREA
- CLOSE TO COMMUTER LINKS
- AMENITIES CLOSE BY
- QUIET CUL-DE-SAC LOCATION
- POPULAR AREA



ENTRANCE

Entrance gained via uPVC double glazed door with opaque insert into living room.

LIVING ROOM

A front facing reception room with ceiling light, central heating radiator, staircase rising to first floor and uPVC double glazed window to front. The main focal point of the room being a gas-powered fireplace with mantel, marble surround and hearth.

KITCHEN

Accessed from the living room the kitchen itself has a range of wall base units in an oak shaker style with contrasting laminate work tops and one and half bowl stainless steel sink with chrome mixer tap over. The room has a breakfast bar seating area, ceiling strip light, tiling to walls, plumbing for a washing machine, central heating radiator, two sets of uPVC double glazed windows, uPVC double glazed door leading to rear and access to storage pantry.

FIRST FLOOR LANDING

From the living room a staircase rises and turns to the first-floor landing with ceiling light, central heating radiator, airing cupboard housing the hot water tank and access to loft via a hatch. From here we gain access to the following rooms.



BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

A front facing single room with ceiling light, built in wardrobes, central heating radiator and uPVC double glazed window.

BATHROOM

A three-piece suite comprising of a close coupled W.C, pedestal basin with chrome taps over, and bath with chrome mixer taps over. The room has a built in vanity unit, ceiling light, part tiling to walls, tiled floor, shaver socket, central heating radiator and uPVC obscure glazed window.



GARDEN

To the front of the home is a lawned garden with perimeter dwarf waling, to the side is a driveway leading to a covered carport. The drive continues down the side of the property to the rear gated garden. To the rear is an enclosed garden predominantly lawned with paving immediately behind the home and shed. The garden is fully enclosed with perimeter walling and mature borders.





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