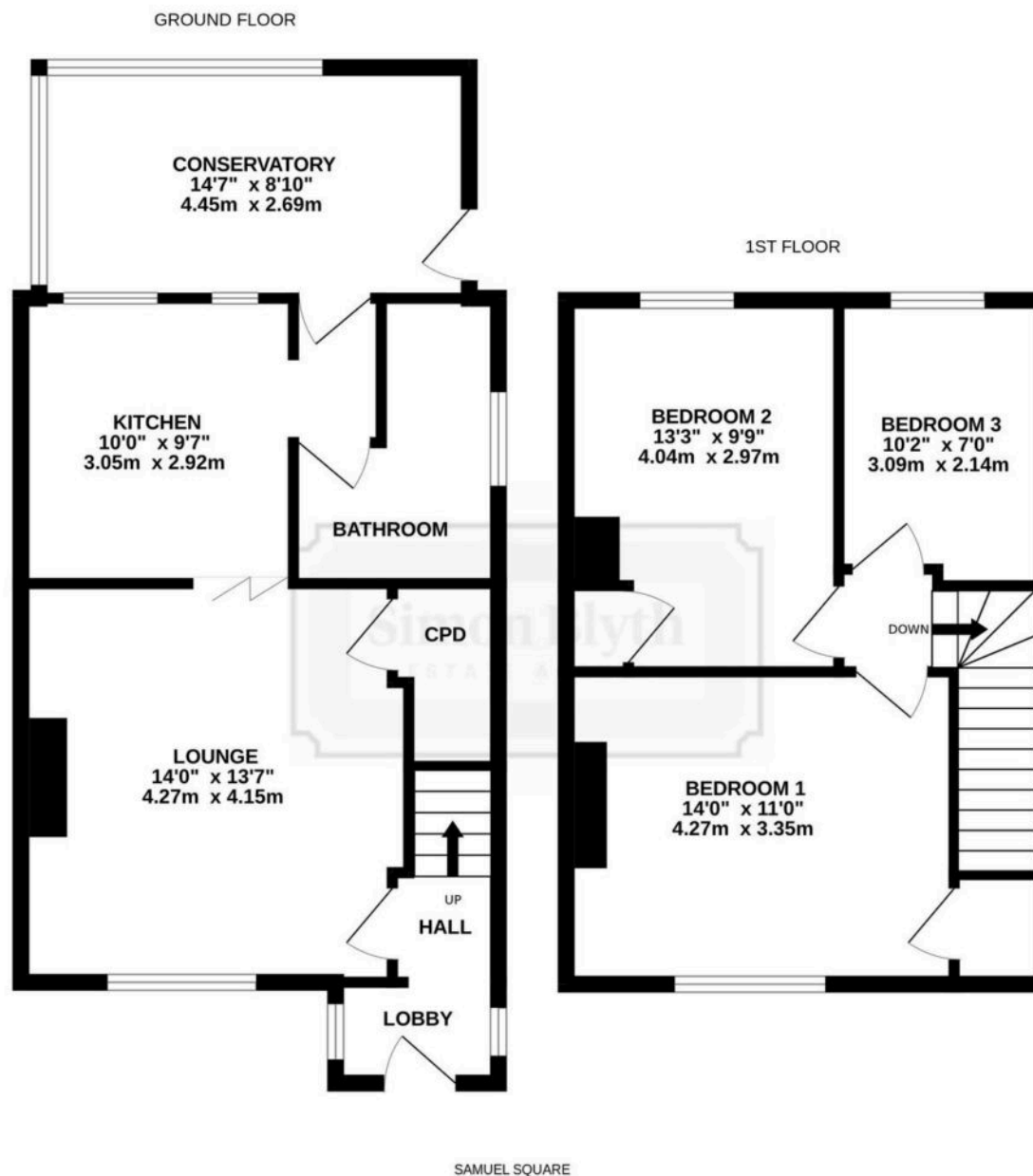




Samuel Square, Barnsley
Barnsley

STARTING BID £120,000 **£160,000**



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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13 Samuel Square

Barnsley

For sale by Modern Method of Auction, Starting Bid Price £120,000 plus Reservation Fee THIS THREE BEDROOM, SEMI DETACHED PROPERTY COMES WITH A LARGE GARDEN WHICH HAS FAR REACHING VIEWS ACROSS SOUTH YORKSHIRE. IN FRONT OF THE PROPERTY IS A LARGE COMMUNAL GREEN. THE PROPERTY IS IN NEED OF MODERNISATION THROUGHOUT AND OFFERS A FANTASTIC OPPORTUNITY FOR BUYERS TO CREATE THEIR IDEAL FAMILY HOME. The property briefly comprises to ground floor : entrance hall, living room, kitchen, bathroom and conservatory. To the first floor there are three bedrooms. The exterior: the front is low-maintenance garden and paved area. To the rear is a decked area and a large garden with mature borders and trees. This property is for sale by the Yorkshire Property Auction powered by iam-sold Ltd
EPC Energy Efficiency Rating: E

- THREE BEDROOMS
- LARGE GARDEN WITH FAR REACHING VIEWS
- POPULAR AREA
- CLOSE TO LOCAL AMENITIES
- IN NEED OF MODERNISATION
- BEING SOLD VIA THE MODERN METHOD OF AUCTION





ENTRANCE LOBBY

There are obscure uPVC double glazed windows on both sides, a central ceiling light point and a set of stairs rising to the first floor. Here we gain access to the following rooms.

LOUNGE

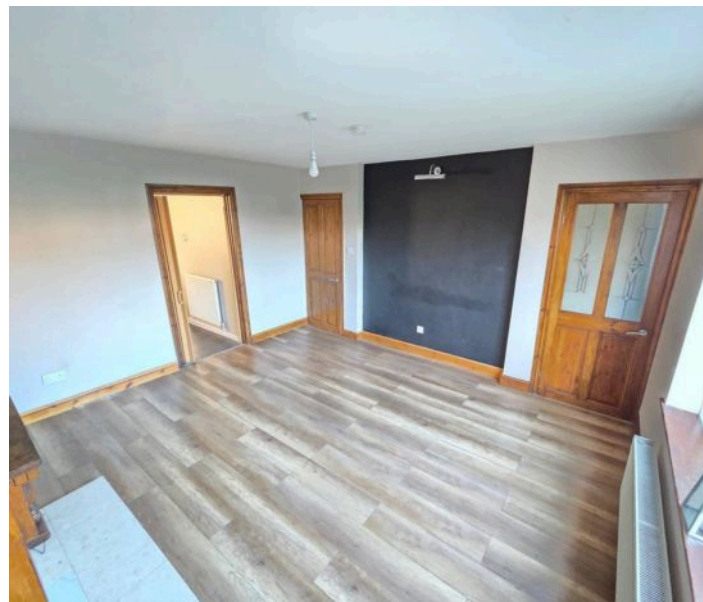
14' 0" x 13' 7" (4.27m x 4.14m)

A front facing, spacious reception space where the focal point is a wooden mantelpiece with marble effect backing and tiled hearth. The room has a ceiling light point, a wall light and a central heating radiator. There is a useful understairs cupboard perfect for additional storage.

KITCHEN

10' 0" x 9' 7" (3.05m x 2.92m)

The kitchen has a selection of wall and base units with laminate worktops over and tiled splashbacks. There is an integrated one and half bowl stainless steel sink unit with draining board. There is a five ring gas hob with gas oven underneath and a chimney style stainless steel extractor fan above. The kitchen includes plumbing for an under counter washing machine and space for a free standing fridge freezer. The room has inset spotlighting to the ceiling and a central heating radiator. There are uPVC double glazed windows.



REAR ENTRANCE HALL

A useful space with a ceiling light point. There is access the following rooms.

BATHROOM

The family bathroom contains a four-piece suite in the form of: a low-flush W.C., a pedestal wash hand basin, a bath with mixer tap and separate handheld attachment and a shower cubicle with electric Mira Jump shower within. The room has floor to ceiling tiling, inset spotlighting to the ceiling, a ladder style chrome effect central heating radiator and obscure uPVC double glazed window.

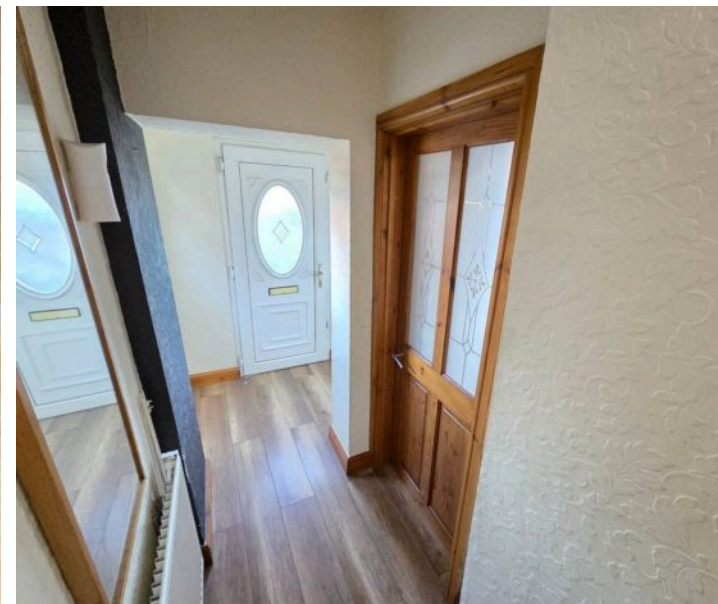
CONSERVATORY

14' 7" x 8' 10" (4.45m x 2.69m)

An addition to the home offering further flexible reception space with wall mounted ceiling lights, a central heating radiator, dual aspect uPVC double glazed windows and a uPVC door which leads to the rear of the property.

FIRST FLOOR LANDING

A staircase rises from the entrance hall to the first floor landing with a uPVC double glazed window to the side of the property. There is a ceiling light point and access to the loft via a hatch. From here we gain access to the following rooms.





BEDROOM 1

14' 0" x 11' 0" (4.27m x 3.35m)

A front facing double bedroom with uPVC double glazed windows, a ceiling light point, a central heating radiator and a built-in storage cupboard.

BEDROOM 2

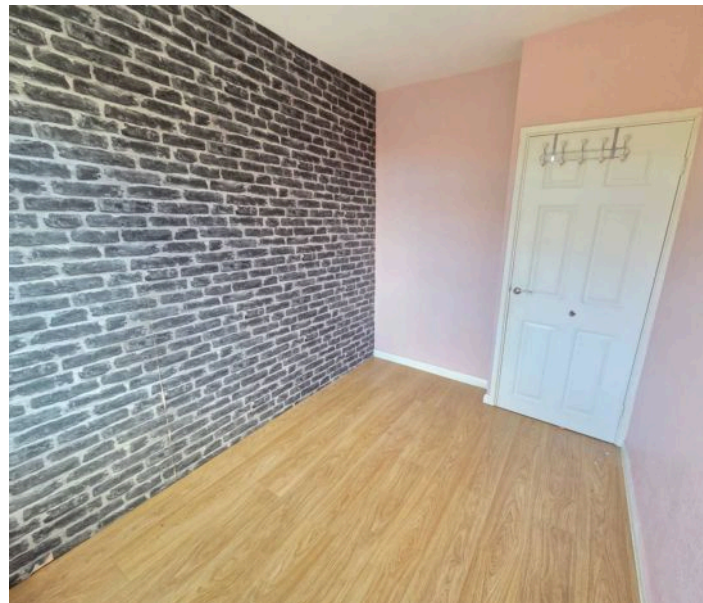
13' 3" x 9' 9" (4.04m x 2.97m)

A further double bedroom with an outlook to the rear with a uPVC double glazed window, ceiling light point, a central heating radiator and a built-in storage cupboard.

BEDROOM 3

10' 2" x 7' 0" (3.10m x 2.13m)

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

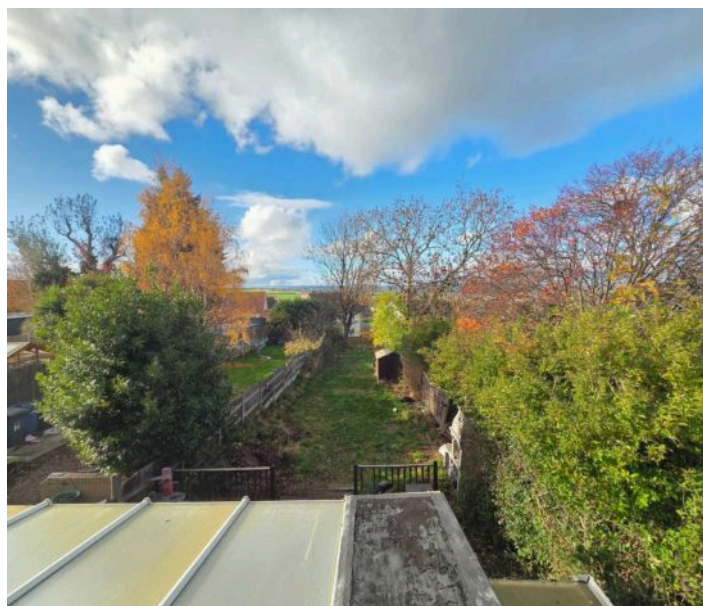


FRONT GARDEN

To the front of the property there is a low maintenance garden with a flagged patio area ideal for enjoying the afternoon sun and a common green area.

REAR GARDEN

There is also access down the side of the property to the rear garden. Here there is a decked area, lawn and mature trees and shrubbery.





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