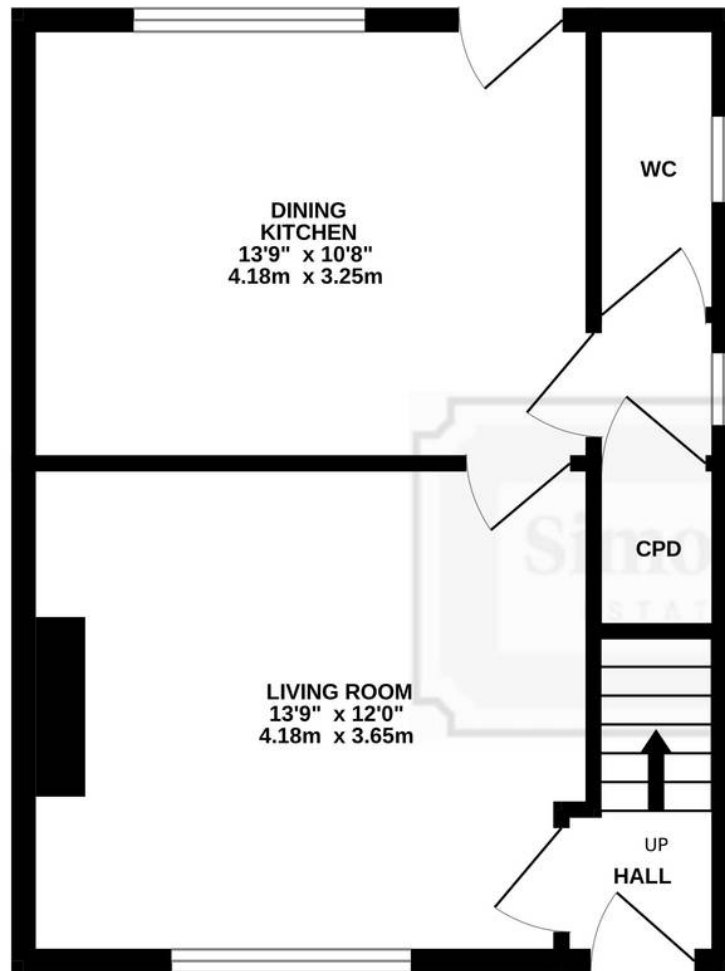




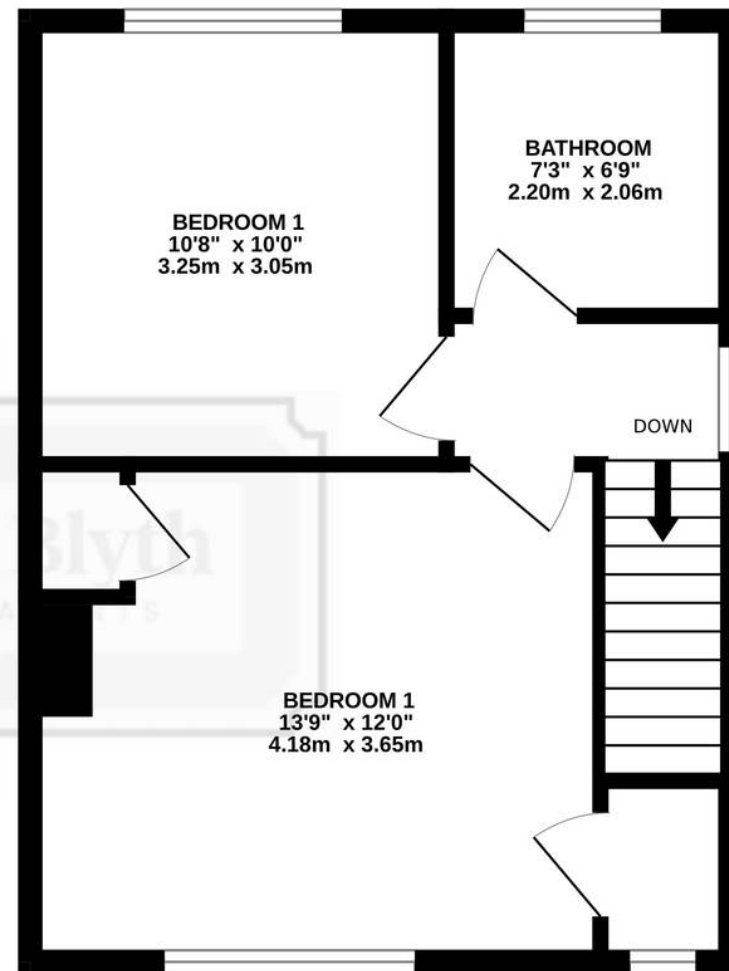
Wentworth Road, Jump
Barnsley

Offers in Region of **£130,000**

GROUND FLOOR



1ST FLOOR



WENTWORTH ROAD

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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Wentworth Road

Jump, Barnsley

THIS TWO BEDROOM, SEMI DETACHED HOME WITH A LARGE GARDEN IS BEING BROUGHT TO THE MARKET WITH NO ONWARD CHAIN. LOCATED IN A DESIRABLE AREA, THIS PROPERTY ENJOYS A GENEROUS PLOT AND WITH A BIT OF TLC, THIS PROPERTY HOLDS THE POTENTIAL TO BE A LOVELY FAMILY HOME. The property briefly comprises of to the ground floor; living room, kitchen / diner and W.C. To the first floor there are two generous sized bedrooms and family bathroom. Outside to the front of the home is a large garden with off road parking and to the rear is a further lawn garden with patio.

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- SEMI DETACHED HOME
- TWO WELL SIZED BEDROOMS
- LARGE GARDEN
- POPULAR AREA
- CLOSE TO LOCAL AMENITIES
- IN NEED OF MODERNISATION
- OFF ROAD PARKING
- MUST BE VIEWED



ENTRANCE

Entrance gained via uPVC double glazed door with opaque insert into entrance porch with ceiling light and staircase rising to first floor. From here we gain entrance to the following rooms.

LIVING ROOM

A spacious front facing reception room with the main focal point of the room being an electric fire set within chimney breast. The room has a ceiling light, two further wall lights, central heating radiator and uPVC double glazed window.

KITCHEN

The kitchen itself has a range of wall base units in an oak shaker style with contrasting laminate work tops 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 stainless steel chimney style extractor fan over. There is plumbing for a washing machine and space for further under unit appliance. The room has a ceiling light, the properties Ideal Logic Plus Combi C24 gas boiler, central heating radiator, uPVC double glazed door leading to the rear and uPVC double glazed window overlooking the rear of the property.

INNER HALL

Accessed from the kitchen with ceiling light and uPVC double glazed window and access to the following rooms, downstairs W.C and **a under stairs storage area.**



FIRST FLOOR LANDING

From the entrance porch a staircase rises to the first floor landing with ceiling light, uPVC double glazed window and access to loft via a hatch. From here you access the following rooms.

BEDROOM ONE

A spacious double bedroom with ceiling light, 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.

BATHROOM

A three-piece suite comprising of a close coupled W.C, pedestal basin with chrome taps, tiled splashback, bath with chrome mixer taps and shower attachment. The room has a ceiling light, part tiling to walls, extractor fan, central heating radiator and uPVC obscure glazed window.



GARDEN

To the front of the home is a lawned garden with perimeter dwarf walling, driveway providing off street parking and path leading to the front and rear of the home. Immediately behind the home is a flagged patio seating area and lawned garden with perimeter fencing.



ADDITIONAL INFORMATION

EPC Rating is C 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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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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