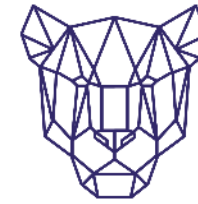


Bleak House
1 Fish Dam Lane
Barnsley, S71 2PX
£120,000



PANTERA
PROPERTY



Bleak House, 1 Fish Dam Lane, Barnsley

S71 2PX

£120,000

- 1,163 sq. ft.
- Tenant in situ
- Freehold
- Three double bedrooms
- No Onward Chain
- Title number: SYK159307

Contacts:

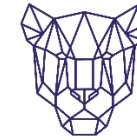
To enquire about this property or for further information, please get in touch with:

Amy White

0330 118 6610

amy@panteraproperty.com

Misrepresentation Act; 1. Pantera Property Limited on its own behalf of the vendor/lessor of this property whose agent Pantera Property Limited is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give I, and neither Pantera Property Limited nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchase or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any interns expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Pantera Property is the trading name of Pantera Property Limited, October 2022.



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DESCRIPTION

Pantera Property offer to the market a stone-built three-bedroom detached house providing a rear garden and off-street parking for two cars.

The accommodation comprises:

Ground Floor:

- Entrance hall
- Dining room
- Kitchen
- Two reception rooms

First Floor:

- Three bedrooms
- House bathroom

The property is offered to the market with the tenant in situ.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

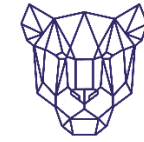
LOCATION

The property is conveniently within walking distance of St Helens Primary Academy approximately 0.3 miles. It is situated approximately 0.8 miles from the A628 in which Barnsley town and other districts such as Cudworth and Cundy Cross are easily accessible. Barnsley railway station is approximately 2.0 miles from the subject. There is also a bus route within close proximity of the property and local amenities are within walking distance such as Sainsbury's local, one stop and many other convenience stores.

VIEWINGS

There is no access to the property for viewings.





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