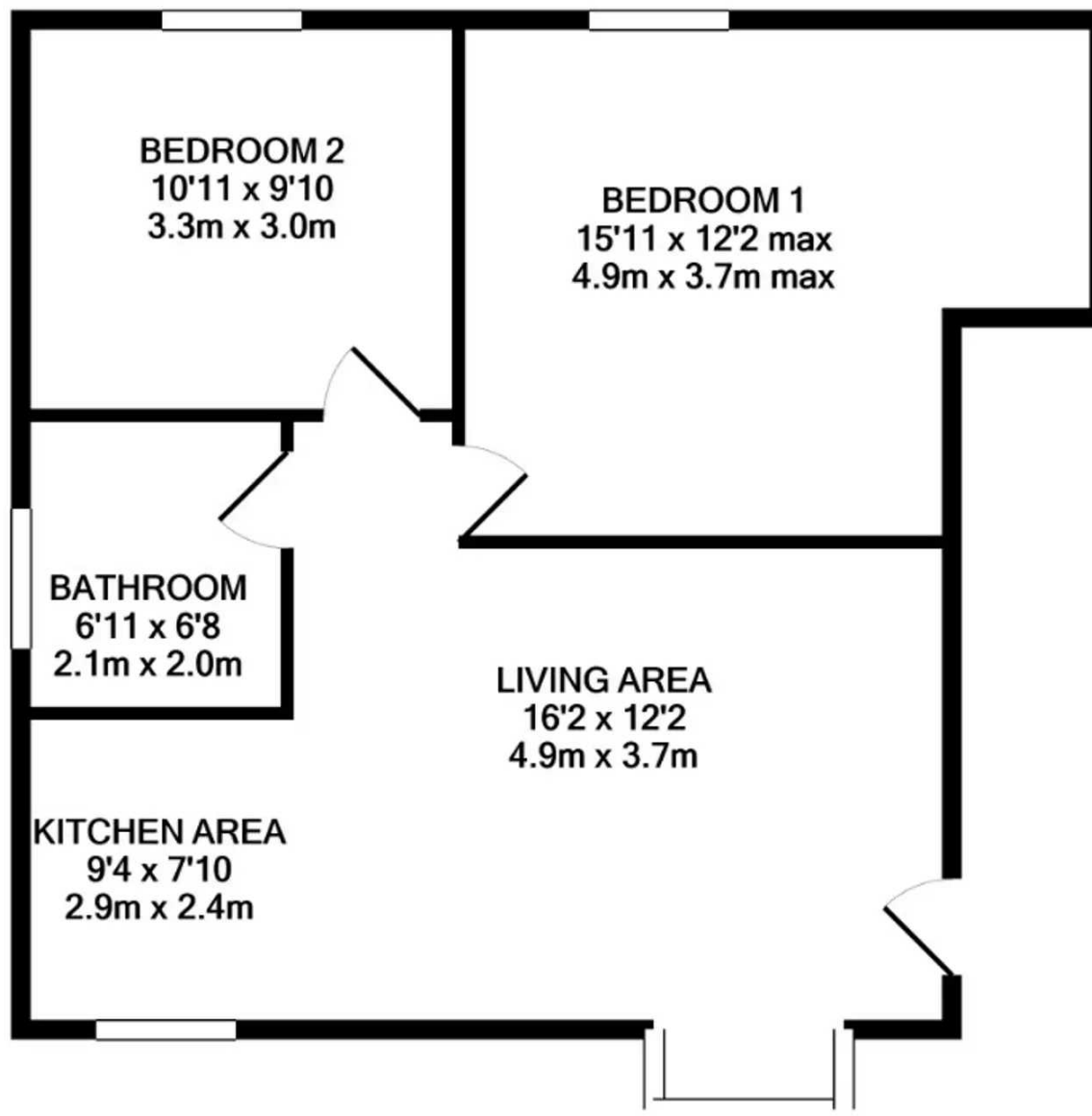




## Bloomfield House, Ben Bank Road

Barnsley

Offers in Region of **£170,000**



**BLOOMFIELD HOUSE**

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2020



## Bloomfield House, Ben Bank Road, Silkstone Common

Barnsley

A BEAUTIFULLY PRESENTED AND SIGNIFICANTLY UPGRADED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT, OFFERING CONTEMPORARY INTERNAL ACCOMMODATION WITH A NEWLY FITTED DINING KITCHEN AND A WEALTH OF INTERCHANGEABLE SPACE. IDEALLY SITUATED CLOSE TO LOCAL SCHOOLS AND TRAIN STATION WITH THE ADVANTAGE OF NO UPPER VENDOR CHAIN, THE ACCOMMODATION BRIEFLY COMPRISES; To the ground floor, entrance serving just this and one other apartment, open plan living/dining kitchen with integrated appliances, two double bedrooms and bathroom. There is uPVC double glazing and central heating throughout, allocated parking space and use of well tendered secure communal grounds. The grounds have a secure entry system with access to residents only. The EPC rating is C-75.

Council Tax band: C

Tenure: Leasehold





## ENTRANCE

Entrance gained via uPVC door at ground level which opens to entrance hallway with staircase rising to first floor. This entrance hallway services just two flats. Timber and glazed door then opens to flat 11.

## LIVING/DINING KITCHEN

A superb open plan space, incorporating kitchen, dining, and living areas. Having been significantly updated by the current vendor this now offers a modern space with contemporary kitchen units in a matt anthracite and composite worktops with matching upstands, complemented by a wooden floor to the kitchen area. There are integrated appliances in the form of Zanussi electric oven, matching induction hob and microwave, integrated washing machine, integrated fridge freezer and a composite sink with mixer tap over. There are inset ceiling spotlights, natural light gained via uPVC double glazed windows to the front each with fitted blinds, two central heating radiators and there is ample space for dining table and chairs, lounge furniture and there is built in cupboard space. There is also access to the loft space via a hatch.



### **BEDROOM ONE**

A fabulously proportioned master bedroom with ceiling light, central heating radiator and uPVC double glazed window.

### **BEDROOM TWO**

Currently used as an additional lounge space but can easily be converted back into a bedroom. This double bedroom has ceiling light, central heating radiator, two wall lights and uPVC double glazed window.





### **BATHROOM**

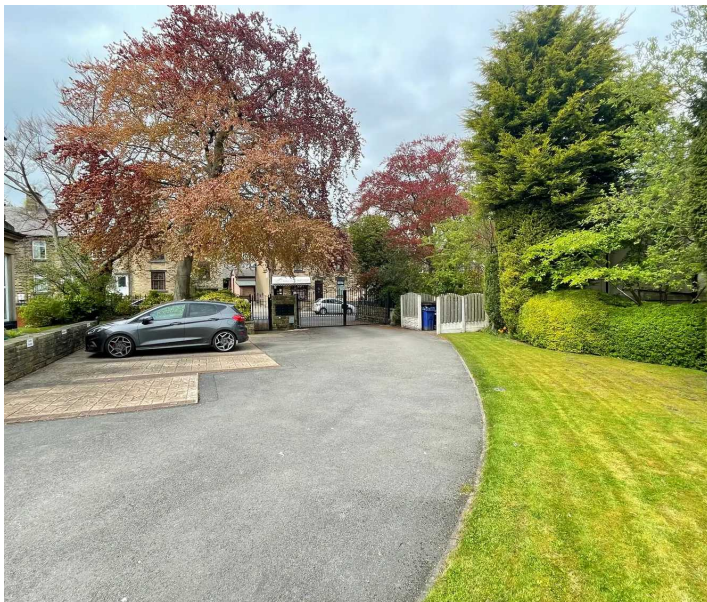
Comprising a modern three-piece white suite in the form of close coupled W.C., pedestal basin with chrome taps over and bath with chrome taps with Mira Sport electric shower over and glazed shower screen. There are inset ceiling spotlights, extractor fan, part tiling to the walls, central heating radiator and obscure uPVC double glazed window.

### **OUTSIDE**

The property has a share of the communal grounds and is accessed via a secure remote control operated vehicle gate with a separate personal gate and has its own allocated parking space as well as visitor spaces.

### **ADDITIONAL INFORMATION**

The EPC Rating is C-75, the Council Tax Band is C, and we are informed by the vendor that the property is Leasehold. We are also informed a new boiler has been fitted with the last year with a 7-year warranty and that the access to the loft is via an integrated heavy-duty ladder and it is fully boarded and has power.



## ADDITIONAL INFORMATION

The EPC Rating is C- 75, the council tax band is C, and we are informed by the vendor that the property is Leasehold.

## VIEWING:

For an appointment to view, please contact the Penistone Office on 01226 762400.

## 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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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 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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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## 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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