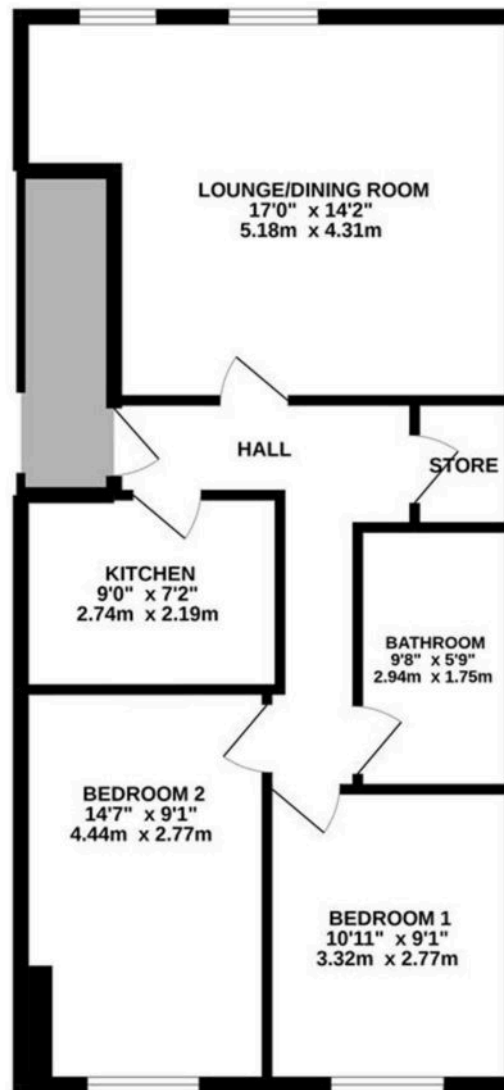




Bloomfield House, Ben Bank Road

Barnsley

Offers in Region of **£156,500**



BLOOMFIELD HOUSE

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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BLOOMFIELD HOUSE, BEN BANK ROAD

SILKSTONE COMMON

FORMING PART OF THIS IMPRESSIVE CONVERSION, WE OFFER TO THE MARKET THIS TWO BEDROOM FIRST FLOOR APARTMENT IN THIS CENTRAL LOCATION CLOSE TO LOCAL SCHOOLS AND TRAIN STATION WITH THE ADVANTAGE OF NO UPPER VENDOR CHAIN. Accommodation briefly comprises: - Entrance serving just this and one other flat, kitchen with integrated appliances, living/dining room, two double bedrooms and bathroom. There is uPVC double glazing and central heating throughout, allocated parking space and use of well tended secure communal grounds. The grounds have a secure entry system with access to residents only. The vendor informs us that the property benefits from a newly installed boiler, which comes with a transferable warranty. The property forms part of a well-regarded conversion of eleven flats, with the sale including its share of the collective freehold held and managed solely by the owners.

- TWO BEDROOM FIRST FLOOR APARTMENT
- NO UPPER VENDOR CHAIN
- SHARE OF FREEHOLD
- CENTRAL LOCATION CLOSE TO LOCAL SCHOOLS AND TRAIN STATION

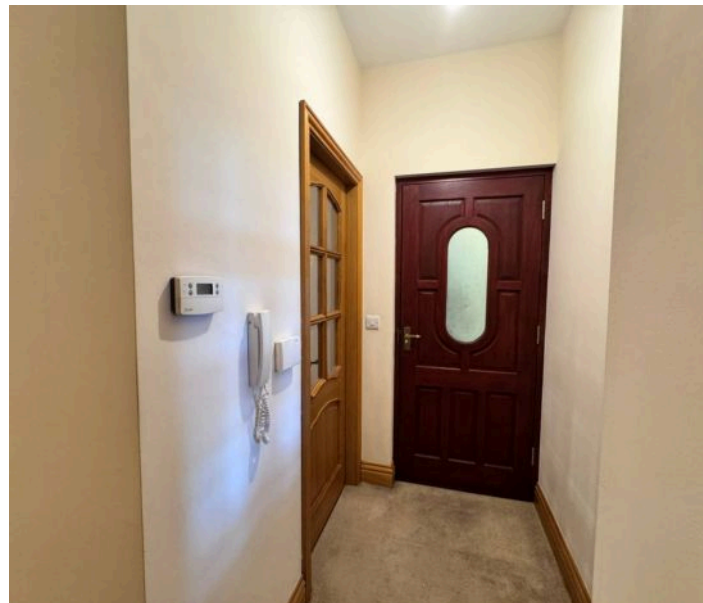


ENTRANCE HALLWAY

Timber and glazed door opens through to entrance hallway. An 'L' shaped entrance hallway with two ceiling lights and central heating radiator. Here we gain access to the following rooms:

LIVING/DINING ROOM

An excellently proportioned principal reception space with ample room for lounge and dining furniture if so desired. There are inset ceiling spotlights, central heating radiator and natural light is gained via two separate uPVC double glazed windows to rear.



KITCHEN

A fitted kitchen with a range of wall and base units in a wood effect shaker style, with laminate worktops and tiled splashbacks. There is an integrated electric oven with four burner gas hob and chimney style extractor fan over, integrated fridge freezer, space and plumbing for a washing machine, integrated slimline dishwasher and stainless-steel Franke sink with chrome mixer tap over. The room is lit by inset ceiling spotlights, has further under cupboard lighting and central heating radiator. There is access to loft space via a hatch.

STORE

Ideal for storage space and houses the boiler.





BEDROOM ONE

A spacious double bedroom with two ceiling lights, central heating radiator and uPVC double glazed window.

BEDROOM TWO

A further double bedroom with two ceiling lights, central heating radiator and uPVC double glazed window to front.



BATHROOM

Comprising a four-piece white suite in the form of close coupled W.C, pedestal basin with chrome taps over, bath with chrome taps and shower enclosure with Mira Sport electric shower within. There are inset ceiling spotlights, extractor fan, part tiling to walls and central heating radiator.

OUTSIDE

The property has a share of the communal gardens with the other properties. The site is accessed via a passcode operated iron gate onto communal gardens. There is an allocated parking space with an additional visitor spot.



ADDITIONAL INFORMATION:

The EPC rating is a C-77 and the Council Tax band is a C..

The property is share of freehold.

Vendor informs us that the property benefits from a newly installed boiler, which comes with a transferable warranty.

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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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

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 TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 2pm

Sunday – 11am to 1pm



Simon Blyth Estate Agents

Simon Blyth Estate Agents, Regent Court St. Marys Street – S36 6DT

01226 762400

penistone@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
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