

local  
properties

buy • sell • let



## 12 Willow Grove Barnsley, S75 3HZ

£180,000  
Leasehold

\*\*\*\* SPACIOUS THREE BEDROOM 1st FLOOR DUPLEX APARTMENT - VILLAGE LOCATION CLOSE TO M1 - NO ONWARD CHAIN \*\*\*\* This apartment has gas central heating and PVCu double glazing in Golden Oak and comprises: communal ground floor entrance, entrance hall, lounge with kitchen area and integrated appliances, two bedrooms (with en-suite to bedroom two), bathroom, first floor master bedroom. To the outside there are communal gardens and one allocated parking space. The property is positioned in the centre of the village within easy reach of local amenities and open countryside. It is also ideally located close to junction 37 of the M1, train station for access to Huddersfield, Sheffield and beyond as well as being close to local bus services. Viewing recommended.



• OPEN PLAN LOUNGE WITH KITCHEN AREA • 3 DOUBLE BEDROOMS • ENSUITE TO BEDROOM 2

### ENTRANCE HALL

Stairs leading to master bedroom. Radiator.

### LOUNGE & KITCHEN AREA

19'8" x 13'5" narrowing to 10'5"

Three windows to front. Wall and base units incorporating stainless steel sink and drainer with mixer tap. Tiled splashbacks. Breakfast bar. Gas hob and electric oven with extractor. Plumbed for automatic washing machine. Integrated slimline dishwasher and fridge freezer. Ceramic tiled floor to kitchen area. Storage cupboard housing boiler.

### BEDROOM TWO

11'1" x 9'6"

Window to rear. Radiator. Door to:

### ENSUITE BATHROOM

9'8" x 3'8"

Three piece suite comprising: walk in shower, pedestal wash hand basin and low flush wc. Part tiled and ceramic tiled floor. Heated towel rail.

### BEDROOM THREE

11'9" x 7'10"

Window to Rear. Radiator.

### HOUSE BATHROOM

Part tiled with three piece suite comprising: bath, pedestal wash hand basin and low flush wc. Ceramic tiled floor. Heated towel rail.

### MASTER BEDROOM

19'7" x 18'11"

Velux windows with far reaching views to rear. Further windows to front and side. Radiator.

### EXTERIOR

Communal gardens and one allocated parking space.

### NOTES

£720 per annum service charge which includes: ground rent, maintenance of gardens and parking areas, buildings insurance and window cleaning. 980 years remaining on lease.

### HOW TO GET THERE

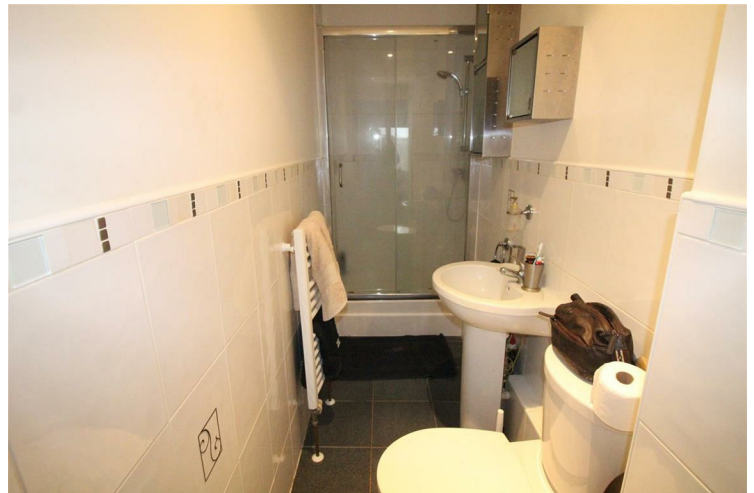
From Junction 37 M1 leave the roundabout on the A628, Whinby Road and at the roundabout take the first left and then turn right at the mini roundabout onto Barnsley Road. Continue for 500m then take the left turn after the Holiday Inn, continue for 250m and at the crossroads take the left turn onto High Street. Continue for 300m and take the 2nd





- 1ST FLOOR DUPLEX APARTMENT • FAR REACHING VIEWS • NO ONWARD CHAIN • ONE ALLOCATED PARKING SPACE

left after the Thornley Arms onto Jermyn Croft. Willow Grove can be found on the right and is signified by our For Sale sign.



- VILLAGE LOCATION • EASY ACCESS TO M1 • CLOSE TO RAIN STATION







## Additional Information

**Local Authority** - Barnsley  
**Council Tax** - Band B  
**Viewings** - By Appointment Only

**Floor Area** - 0.00 sq ft  
**Tenure** - Leasehold



| Energy Efficiency Rating                           |                            |           |
|----------------------------------------------------|----------------------------|-----------|
|                                                    | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Birstall Sales  
Midland Bank Chambers  
Smithies Lane  
Birstall  
Batley  
West Yorkshire  
WF17 9EB

01924 474456  
info@localproperties.net  
<http://www.localproperties.net/>

