



**Hornby Street**

Barnsley

Offers in Region of **£125,000**

## **Hornby Street, Barnsley**

AN EXCELLENT OPPORTUNITY TO PURCHASE DETACHED FREEHOLD PREMISES WITH PLANNING FOR TAKEAWAY LOCATED IN HIGH DENSITY RESIDENTIAL AREA

Council Tax band: A

Tenure: Freehold





## LOCATION

The property is situated on the corner of Hornby Street and Highstone Road, close to the junction with Mount Vernon Road. Located in the densely populated residential area of Worsbrough Common, a short distance from Barnsley Town Centre.

## PROPERTY

The property is a detached brick built single storey building set beneath a pitched tiled roof. The property is in excellent condition having been refurbished internally by the current owners. Internally the property is open plan with counter to the front and kitchens to the rear. With tiled floors and stainless steel lined walls in the kitchen. To the rear there is a double sink hand basin as well as personal hand basin. There is a separate W.C, the property also benefits from an electric roller shutter door to the front and security grills to the pedestrian door to the rear. The property has space to the front and sides and is enclosed by fencing. The property has a gross internal area of 300 sq ft (27.5 sq m)

## RATEABLE VALUE

The property has a Rateable Value of £1,225 therefore would qualify for small business relief.

## PRICE

Offers around £125,000

## VIEWINGS

For further information or an appointment to view please contact Gina Powell OR Rebecca Blyth on 01226 731730 or [gina.powell@simonblyth.co.uk](mailto:gina.powell@simonblyth.co.uk)



## **ADDITIONAL INFORMATION**

### **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 measurement 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

### **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 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 29/05/2024.

## **PROPERTY VIEWING NOTES -**



## Simon Blyth Estate Agents

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