



19 Mary Street, Little Houghton, Barnsley, S72 0HB

Asking Price £150,000

Offered to the market with the benefit of no upper vendor chain is this well maintained three bedroom house. The property would be ideal for either the first time buyer or family, Having fantastic access for daily commuting and close to the local shop.

The property comprises of lounge, kitchen and bathroom to the ground floor. There is a first floor landing leading to three good sized bedrooms with en-suite WC to the master. Outside, there are gardens to the front and the rear.

Call Merryweathers today to arrange your viewing on 01226 730850.

Lounge 11'2" x 15'8" (3.41 x 4.80)



With a front facing UPVC window, central heating radiator, decorative coving to the ceiling ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset.

Kitchen 12'7" x 11'0" (3.84 x 3.36)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and useful pantry area in the hallway.

Bathroom 5'7" x 7'6" (1.71 x 2.30)



With a three piece suite comprising of a walk in shower, vanity hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Bedroom One 11'2" x 14'6" (3.42 x 4.42)



With a front facing UPVC window, central heating radiator, handy storage cupboard that houses the boiler and en suite toilet.

En Suite WC 2'7" x 4'0" (0.79 x 1.23)



With a two piece suite comprising of a low flush WC and hand wash basin.

Bedroom Two 9'6" x 10'11" (2.92 x 3.35)



With a rear facing UPVC window and central heating radiator.

Bedroom Three 8'10" x 7'7" (2.70 x 2.33)



With a rear facing UPVC window and central heating radiator.

Front Elevation



<https://www.groundstability.com/public/web/home.xhtml>
We advise all clients to discuss the above points with a convincing solicitor.

To the front of the property is a laid to lawn garden.

Rear Elevation



To the rear of the property is a large laid to lawn garden with patio area.

Material Information

Council Tax Band: A

Tenure: Freehold

Property Type: Semi Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: On street

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

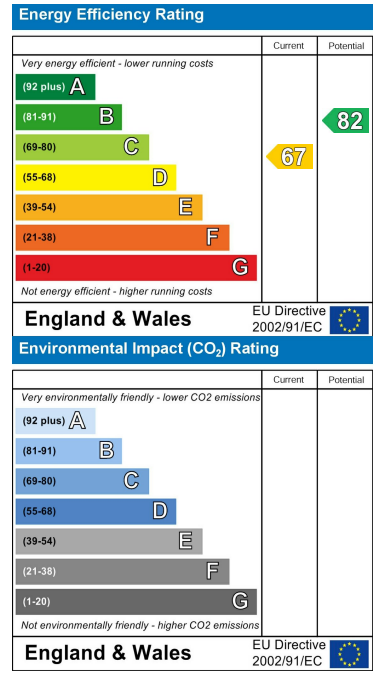
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

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