



2 Priory Park Close, Barnsley, S71 5FU

Offers In The Region Of £160,000

MERRYWEATHERS offer to the the market this attractive two bedroom semi-detached home nestled in a quiet cul-de-sac in a highly sought after development in Barnsley and is well placed for easy access to local amenities whilst having excellent transport links.

This impressive and beautifully proportioned property offers open plan living, a 10-year NHBC warranty (which started in August 2016), gas central heating system, and double glazing throughout ideal for a first time buyer.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850.

Entrance Hall

With a front facing UPVC door, central heating radiator and stairs raising to the first floor accommodation

Lounge



With a front facing UPVC window, central heating radiator and built in storage cupboard beneath the stairs. The room benefits from laminate floor coving and neutral décor.

Kitchen 7'10" x 13'5" (2.41 x 4.11)



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 UPVC French doors looking out to the garden.

Bedroom One 10'2" x 10'4" (3.10 x 3.16)



With a front facing UPVC window and central heating radiator, The bedroom benefits from from carpet to the flooring and neutral décor.

Bedroom Two 7'3" x 12'11" (2.22 x 3.95)



With a rear facing UPVC window and central heating radiator. The room benefits from carpet to the flooring and neutral décor.

Bathroom 7'4" x 5'10" (2.25 x 1.80)



With a three piece suite comprising of a bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Down Stairs WC 3'0" x 5'4" (0.92 x 1.64)



With a two piece suite comprising of a pedestal hand wash basin, low flush WC and central heating radiator.

Front Elevation



To the front of the property is a laid to lawn garden with drive which in turn leads to the detached garage.

Rear Elevation



To the rear of the property is a laid to lawn garden with decking area and timber shed.

Material Information

Council Tax Band: A

Tenure: Freehold

Property Type: Semi Detached

Construction type: Brick

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: Off Road

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

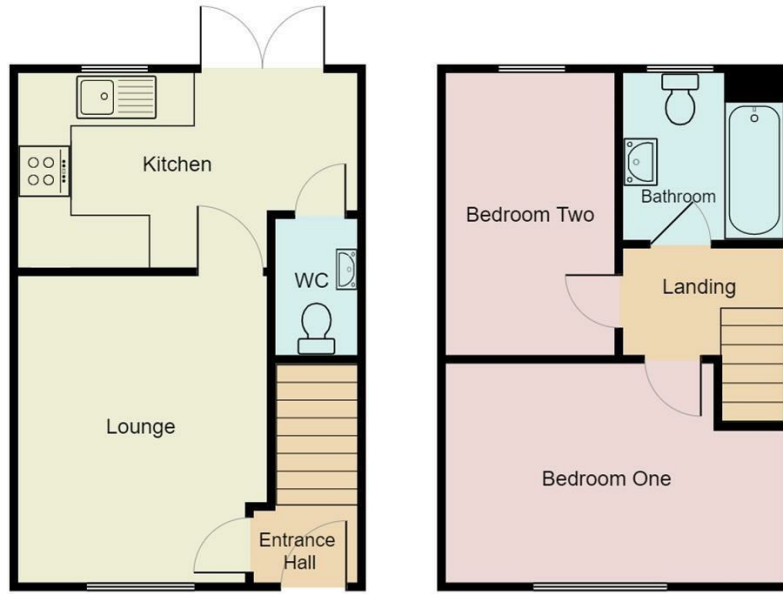
Coal mining area South Yorkshire is a mining area

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

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a convincing solicitor.

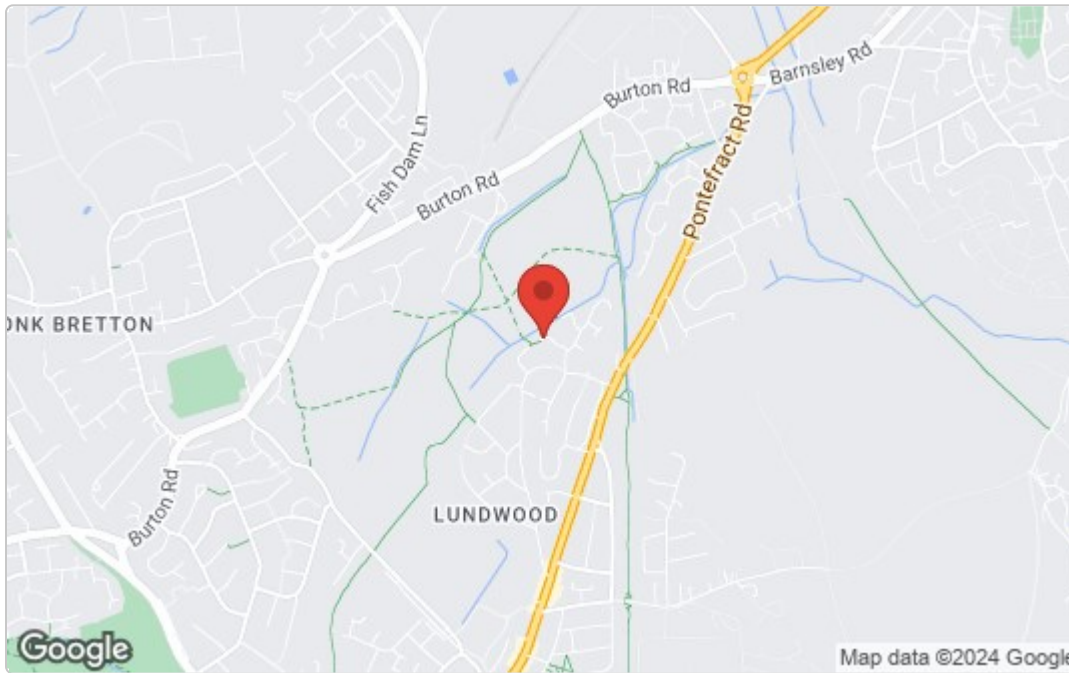
Floor Plan



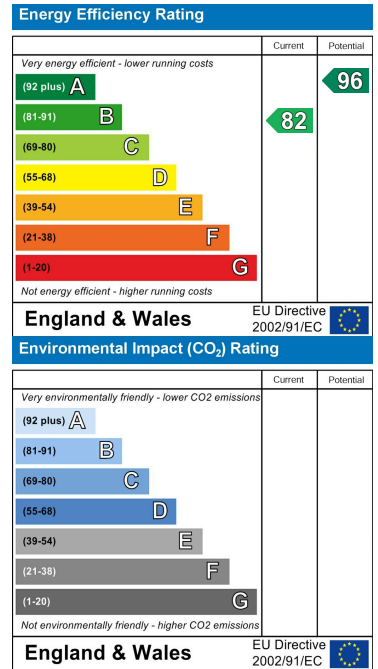
Ground Floor

First Floor

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.

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