



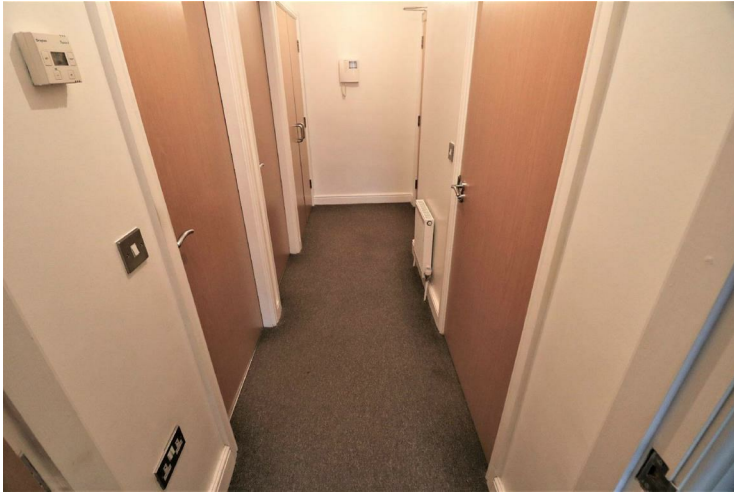
42 Langdale Court, Barnsley, South Yorkshire, S71 1AW

**Price Guide £100,000**

Located upon the outskirts of Barnsley town centre with easy access to Barnsley Interchange, is this well presented first floor apartment within this gated complex. With secured intercom system entry leading to the apartment, personal entrance hall, lounge/dining with juliet balcony and fully fitted breakfast kitchen with integral appliances. Master bedroom with en-suite shower room, second bedroom and bathroom. Private gated car park with numbered space. Gas central heating system and double glazing throughout



### Entrance Hallway



With a front entrance door, central heating radiator and storage cupboard.

### Open Plan Lounge/Dining & Kitchen 17'10" x 15'3" (5.46m x 4.67m)



To the reception room, double glazed french doors with juliet balcony and two central heating radiators. Carpeted throughout.

### Breakfast Kitchen



With a range of wall and base units finished with cornice and pelmet. Concealed central heating boiler together with built in electric oven, four ring gas hob and chimney style cooker hood above. Integrated fridge with freezer compartment and washing machine. Inset single drainer sink unit to the work surfaces with complementary wall tiling around. Spotlighting to the ceiling and floor tiling. Double glazed window and extractor fan.

### Master Bedroom 12'7" max x 10'4" max (3.86m max x 3.17m max )



Having a double glazed window and central heating radiator

### En-Suite Shower Room



White close coupled wc, pedestal wash hand basin and a glazed shower cubicle with complementary wall and floor tiling. Extractor fan and spotlighting to the ceiling. Heated towel rail

### Bedroom Two 11'2" plus entrance x 7'3" (3.42m plus entrance x 2.21m)



Having a double glazed window and central heating radiator.

### **Bathroom 6'7" x 5'8" (2.03m x 1.73m)**



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.

White close coupled wc, pedestal wash hand basin and panelled bath with shower attachment. Complementary wall and floor tiling. Heated towel rail and extractor fan.

### **Secure Car Park**



The apartment has the benefit of a private gated car park operated by resident key fob only. Private parking space with additional visitor parking

### **Material Information**

Council Tax Band:

Tenure: leasehold

Property Type: apartment

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: allocated parking

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

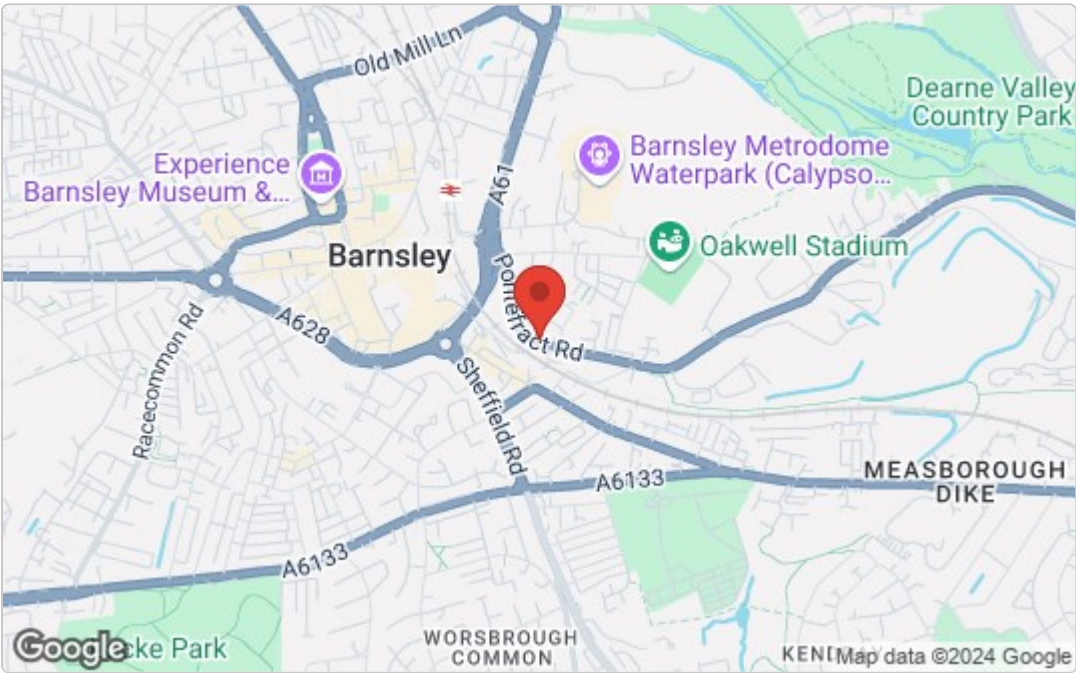
Accessibility features N/A

Coal mining area South Yorkshire is a mining area

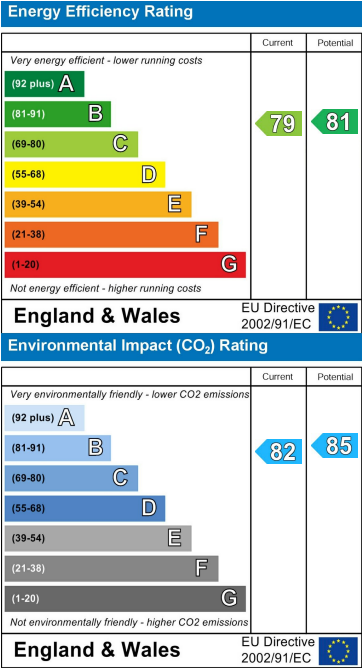


# Floor Plan

# 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.

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