



33 Granville Street, Barnsley, S75 2TQ

Offers In The Region Of £145,000

MERRYWEATHERS offer to the market this immaculate terraced property, ideal for first-time buyers, investors, and families, featuring a spacious reception room, a light-filled kitchen, three bedrooms, a pristine bathroom, and a well-maintained garden, all within walking distance to the town centre and excellent transport links, with an EPC rating of C and council tax band A.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850

Property Introduction

I am delighted to present this immaculate terraced property, prominently positioned in a sought-after location. This well-presented dwelling is currently listed for sale and ideally suited for first-time buyers, investors, and families alike.

The property boasts a spacious reception room, a well-lit, generously proportioned kitchen complete with dining space, three comfortable bedrooms, and a pristine bathroom. The kitchen is a particular highlight, filled with natural light that creates an inviting space for family meals and social gatherings alike.

One of the unique features of the property is its well-maintained garden, offering a tranquil space for relaxation and leisure activities. This outdoor space enhances the overall aesthetic appeal of the property, providing the perfect backdrop for summer barbecues, outdoor dining, or simply enjoying a cup of tea in the morning sun.

The house is conveniently located within a short walk to the town centre, offering easy access to a wide range of amenities. Additionally, the property benefits from excellent public transport links, ensuring effortless commutes and travel convenience.

Moreover, the property has an EPC rating of C, indicating its energy efficiency and environmental impact are within an acceptable range. The house falls within council tax band A, representing a lower tax liability compared to properties in higher bands.

In summary, this is a fantastic opportunity to acquire an immaculate property in an excellent location. Don't miss out on this fantastic opportunity. Your dream home awaits you!

Lounge 12'7" x 12'5" (3.86 x 3.79)

With a front facing UPVC window and central heating radiator. The room is decorated neutrally with carpet to the flooring and features an electric fire as the focal point.

Kitchen Diner 14'5" x 12'4" (4.41 x 3.78)

Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a 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 access door to the cellar. The kitchen is a great size allowing space for a dining table and chairs.

Master Bedroom 12'5" x 12'5" (3.79 x 3.79)

With a front facing UPVC window and central heating radiator. The room is of double size and features a handy built in storage cupboard.

Attic Bedroom 11'3" x 16'6" (3.44 x 5.04)

With a rear facing Velux window and central heating radiator. The room is of double size and features natural décor.

Third Bedroom 6'11" x 11'6" (2.13 x 3.53)

With a rear facing UPVC, central heating radiator and handy built in storage cupboard.

Bathroom 8'9" x 5'0" (2.69 x 1.53)

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.

External

To the rear of the property is a laid to lawn garden with brick built storage and additional timber shed.

Material Information

Council Tax Band: A

Tenure: Freehold

Property Type: Terrace

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.

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

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

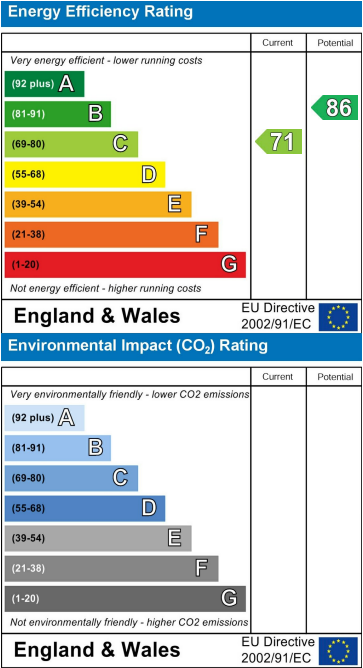
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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