



9 Vaughan Terrace, Great Houghton, Barnsley, S72 0AG

Offers In The Region Of £110,000

This charming two-bedroom terraced house, ideal for first-time buyers, investors, or families, is located in a highly sought-after area with excellent transport links and features a cosy reception room with a unique fireplace, a functional kitchen, and two spacious bedrooms, all in immaculate condition with an EPC rating of 'D' and an 'A' council tax band.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850.

Lounge 12'7" x 12'9" (3.86 x 3.91)



With a front facing UPVC window, central heating radiator, decorative beams to the ceiling and the focal point of the room being the decorative fireplace with multi fuel burner fire inset.

Kitchen 12'10" x 11'2" (3.92 x 3.41)



Set beneath the front facing UPVC double glazed window and incorporated into the roll edge work surface is a Belfast sink with mixer tap. The kitchen is fitted with a comprehensive range of base and drawer units. With space and plumbing for an automatic washing machine and stairs raising to the first floor accommodation.

Bedroom One 13'1" x 12'0" (4.01 x 3.68)



With a front facing UPVC window, central heating radiator and built in storage cupboards.

Bedroom Two 5'6" x 11'1" (1.70 x 3.39)



With a rear facing upvc window and central heating radiator.

Bathroom 8'0" x 3'11" (2.46 x 1.20)



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.

Attic Room 12'5" x 12'5" (3.79 x 3.79)



With a front facing velux window and central heating radiator.

Front Elevation



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

Rear Elevation



To the rear of the property is a slatted garden secured by fencing.

Material Information

Council Tax Band: A

Tenure: Freehold

Property Type: Mid 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.

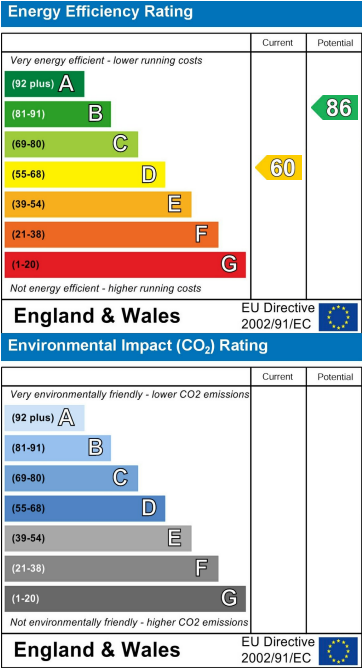
Floor Plan



Area Map



Energy Efficiency Graph



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www.merryweathers.co.uk
Merryweathers (Barnsley) Limited 8 Regent Street, Barnsley, S70 2EJ
Tel: 01226 730850 E-mail: barnsley@merryweathers.co.uk
Offices also at: Rotherham & Mexborough
Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

