



36 Regent Court, Royal Street, Barnsley, South Yorkshire, S70 2ED

Auction Guide £90,000

FOR SALE VIA MODERN METHOD OF AUCTION

ATTENTION INVESTORS

Offered to the market with tenant in situ is this third floor THREE BEDROOM flat situated in Barnsley town centre with allocated parking. The property briefly comprises of Lounge, kitchen, three good sized bedrooms with en suite to the master and family bathroom. The town's amenities and attractions are all on the doorstep. Excellent for transport links with M1 motorway, bus and train stations nearby.

Call MERRYWEATHERS on 01226 730850 to arrange your viewing today

Kitchen



With roll edge work surfaces and stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With a automatic washing machine, electric oven and hob included.

Living area



With a double glazed window, spotlights to the ceiling and wall mounted electric radiator.

Bedroom One



With a double glazed window, spotlights to the ceiling and wall mounted electric radiator.

En Suite



With a three piece suite comprising of a walk in shower, hand wash basin and low flush WC.

Bedroom Two



With a double glazed window, spotlights to the ceiling and wall mounted electric radiator.

Bedroom Three



With double glazed windows, radiators, spot lights to the ceiling and carpet to the flooring.

Bathroom



With a three piece suite comprising of a bath with shower above, pedestal hand wash basin and low flush WC.

External

There is secure parking available under the building.

Material Information

Council Tax Band: A

Tenure: Leasehold

Property Type: Apartment

Construction type Brick built

Heating Type Electric central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type: None

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

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 conveyancing solicitor.

Floor Plan

Area Map



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.

www.merryweathers.co.uk

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Energy Efficiency Graph

