



43 Day Street, Barnsley, S70 1NW

Price Guide £110,000

****Perfect for first time buyers & investors****

Merryweathers are pleased to offer to the market this two bedroom mid terrace property within close proximity to the town centre and Locke Park. The property briefly comprises of lounge, kitchen, ground floor bathroom and two double bedrooms.

The property must be viewed to appreciate what it has to offer call Merryweathers today to arrange your viewing on 01226 730850

Lounge 12'11" x 12'1" (3.96 x 3.70)



With a front facing UPVC window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with electric fire.

Kitchen 12'3" x 9'10" (3.75 x 3.02)



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 the kitchen also benefits from a central heating radiator.

Bedroom One 13'0" x 12'2" (3.97 x 3.72)



With a front facing UPVC window, decorative coving to the ceiling and central heating radiator. The room is of double size benefitting from neutral décor and laminate to the flooring.

Bedroom Two 12'1" x 8'7" (3.70 x 2.64)



With a rear facing UPVC window, decorative coving to the ceiling and central heating radiator. The room is of double size benefitting from neutral décor and carpet to the flooring there is also a built in storage cupboard which houses the central heating boiler.

Bathroom 5'1" x 6'3" (1.57 x 1.92)



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

External



The front of the property is street lined. To the rear of the property there is a established laid to lawn garden.

Material Information

Council Tax Band: A
Tenure: Freehold
Property Type: Mid Terrace
Construction type Brick built

Heating Type Gas central heating (New boiler less than 12 month old)

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.

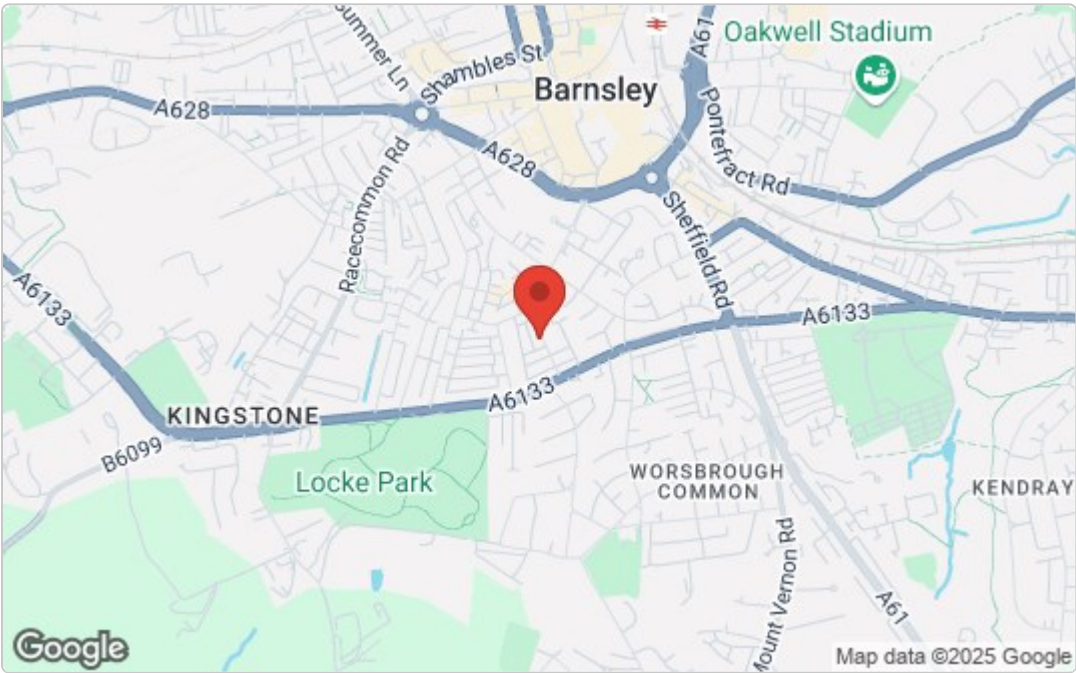
<https://www.groundstability.com/public/web/home.xhtml>

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

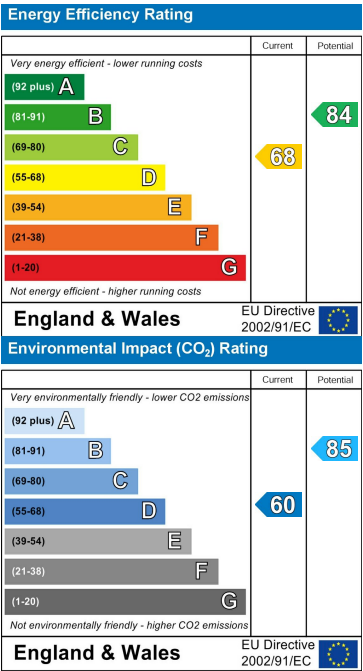
Floor Plan



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 firm's 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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