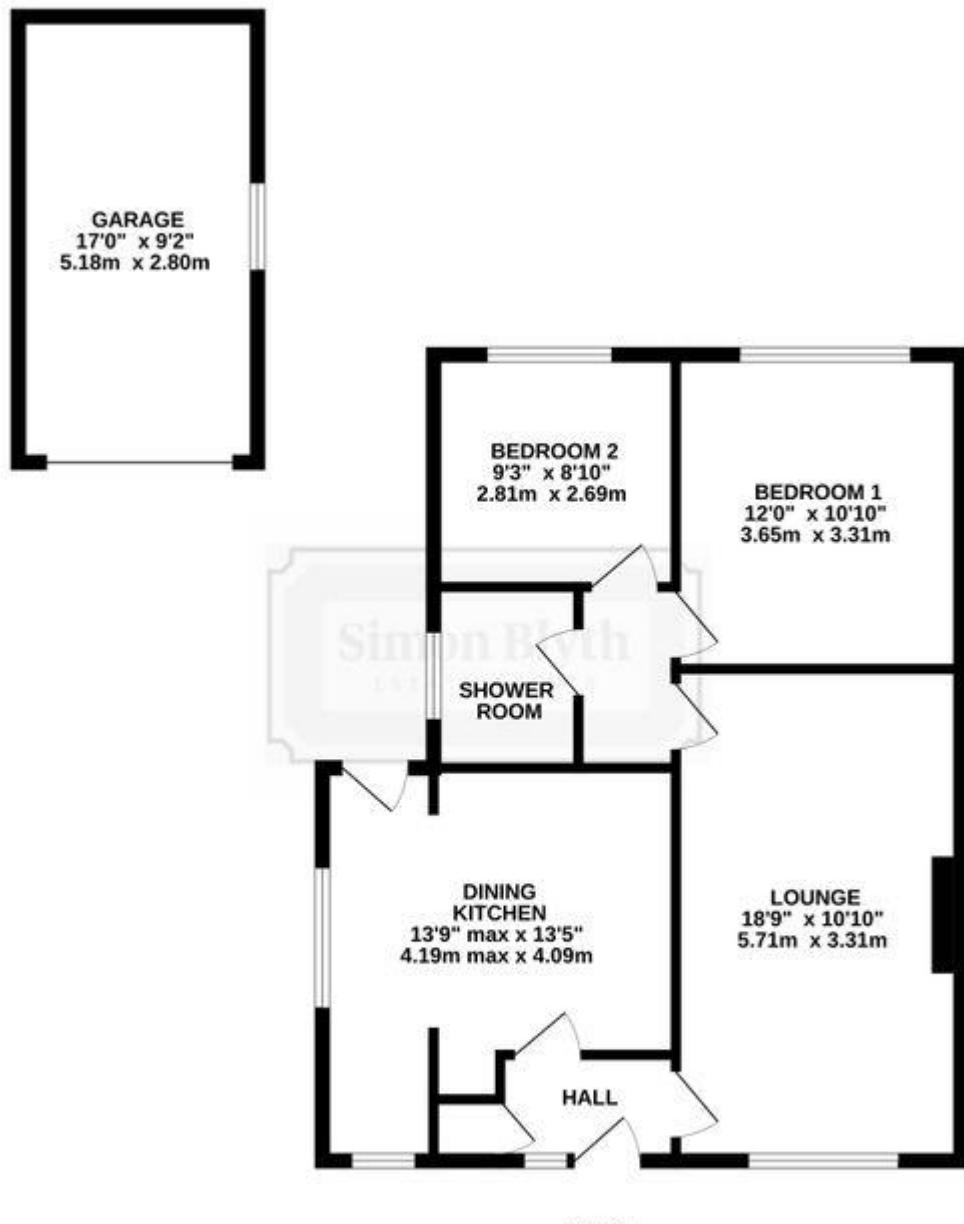




Flax Lea Worsbrough, Barnsley, S70 5PZ



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

THIS SEMI-DETACHED BUNGALOW IS SITUATED ON A CORNER PLOT AT THE END OF A QUIET CUL-DE-SAC, IN A WELL-REGARDED AREA OF BARNESLEY AND WITH NO UPPER VENDOR CHAIN. THIS DELIGHTFUL PROPERTY WITH TWO BEDROOMS, OFF-STREET PARKING AND GARDENS WITH FAR REACHING VIEWS ACROSS WORSBOROUGH. IT MUST BE VIEWED TO APPRECIATE THE DELIGHTS OF THIS PROPERTY. The property briefly compromises of : entrance hall, kitchen diner, living room, two bedrooms and shower room. To the exterior : gardens to the front and rear, off-street parking and garage.

Offers Around £170,000

ENTRANCE HALL

Entrance gained via uPVC double glazed door with stain glassed insert into entrance hall with ceiling light, central heating radiator and storage cupboard housing the properties Ideal logic plus boiler. From here we gain entrance to the following rooms.

DINING KITCHEN

Measurements – 13'9" x 13'5 "

The kitchen diner has ample room for a dining table and chairs. The kitchen itself has a range of wall base units in an oak shaker style with contrasting laminate work tops over, tiled splashbacks and one and half bowl stainless steel sink with chrome mixer tap over. There is space for a free-standing fridge / freezer, space for free standing oven with hob and stainless-steel extractor fan over. The room has plumbing for a washing machine, plumbing for a dishwasher, two ceiling lights, central heating radiator, extractor fan and two sets of uPVC double glazed widows to the front and side elevation.



LOUNGE

Measurements – 18'9" x 10'10 "

A spacious front facing reception room with uPVC double glazed bay window to front, four wall lights, central heating radiator and the main focal point of the room being an electric fire with marble hearth and surround.



HALLWAY

With ceiling light and access to loft via a hatch. From here we gain entrance to the following rooms.

BEDROOM ONE

Measurements – 12'0" x 10'10 "

A rear facing double bedroom with ceiling light, central heating radiator, and uPVC double glazed window.



BEDROOM TWO

Measurements – 9'10" x 8'3 "

A rear facing double bedroom with ceiling light, central heating radiator, and uPVC double glazed window.



SHOWER ROOM

Comprising of a three-piece white suite in the form of; close coupled W.C, wall mounted basin with vanity unit and shower cubicle with mains fed chrome mixer shower within. The room has inset ceiling spotlights, full tiling to walls and floor, chrome towel rail / radiator and obscure uPVC double glazed window.



OUTSIDE



ADDITIONAL INFORMATION

EPC rating - D

Property tenure – Freehold

Local authority – Barnsley Council

Council tax band – B

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

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7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

PROPERTY VIEWING NOTES

Simon Blyth

ESTATE AGENTS

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