



Moving is easy with...

**LINLEY &
SIMPSON**



CLAYCLIFFE TERRACE, BARNSELEY, S70 6LR

Linley and Simpson have pleasure marketing this well presented, spacious through terrace house in a popular residential location, located within close proximity of the town centre, schools, Locke park and the Dodworth intersection of the M1 motorway network.

Offers In Region Of £74,950

The accommodation to the ground floor comprises; lounge, modern kitchen and house bathroom. To the first floor; two good sized bedrooms. The property further benefits from gardens to front and rear, full gas central heating and uPVC double glazing throughout. Fantastic investment opportunity, currently tenanted at £395 PCM on a periodic tenancy agreement. Viewing Strongly advised to appreciate the accommodation on offer.

GROUND FLOOR

LOUNGE

Double glazed window to front, wood fireplace with marble inset & hearth and electric fire, telephone point, television point, double glazed entrance door and central heating radiator.

KITCHEN

Fitted wall and base units with work surfaces over, sink unit, built in electric oven and gas hob with extractor hood over, integrated fridge freezer, space for washing machine, storage cupboard, tiled walls, central heating radiator, double glazed window to rear and double glazed door to rear.

FIRST FLOOR

LANDING

Access to roof space and doors leading to first floor rooms.

BEDROOM ONE

Double glazed window to rear and central heating radiator.

BEDROOM TWO

Double glazed window to rear, cupboard housing combination boiler, and central heating radiator.

BATHROOM

White three piece suite comprising panelled bath with shower over, low level WC, hand wash basin, tiled walls, extractor fan, central heating radiator and double glazed window to rear.

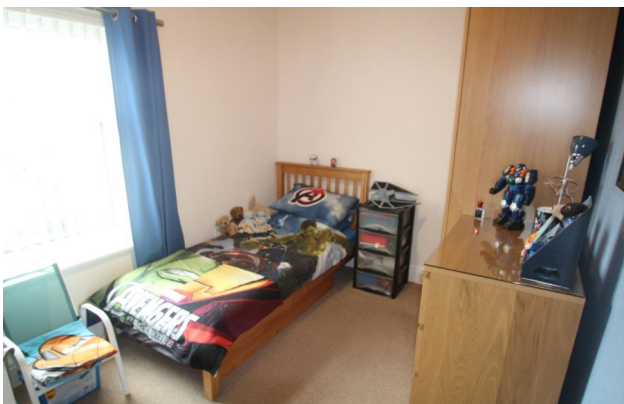
OUTSIDE

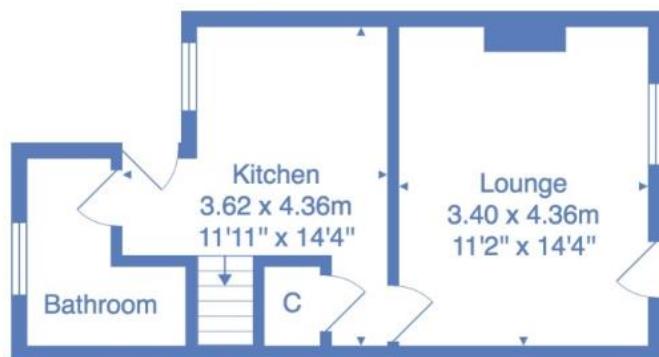
FRONT GARDEN

Gravelled area with fenced boundaries.

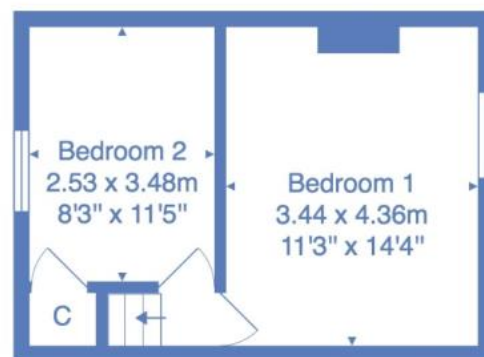
REAR GARDEN

Laid mainly to lawn with patio fenced boundaries with gate to rear and two outbuildings.





Ground Floor



First Floor

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission. Copyright 2017 Ac2

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.