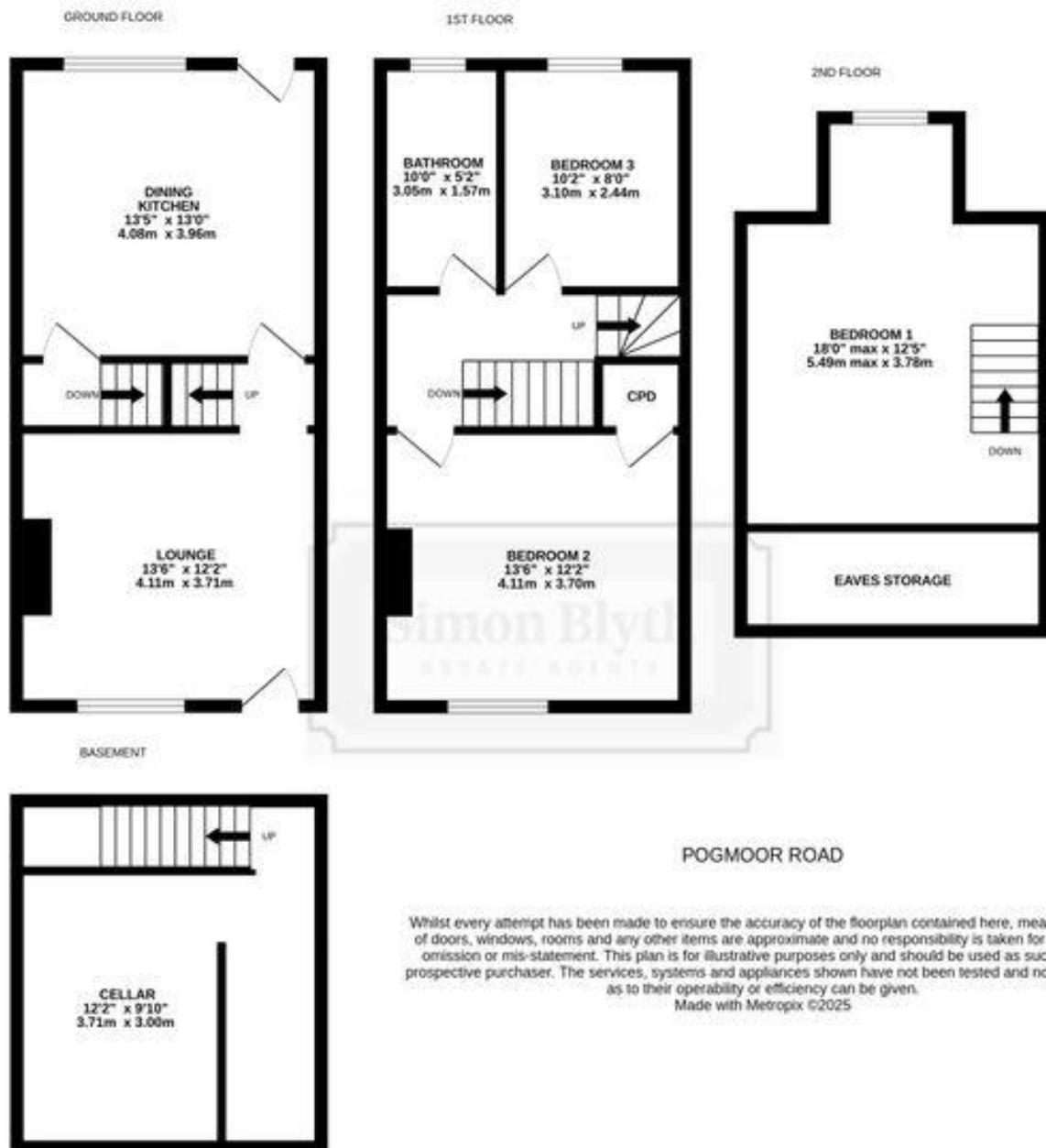




Pogmoor Road, Barnsley, S75 2ET



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 illustrative purposes 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.  
Made with Metropix ©2025

## PROPERTY DESCRIPTION

SITUATED IN CLOSE PROXIMITY TO BARNSLEY HOSPITAL, THIS THREE BED END TERRACE PROPERTY IS BEING BROUGHT TO THE MARKET WITH NO UPPER VENDOR CHAIN. WELL PRESENTED THROUGHOUT THIS IS A MUST VIEW PROPERTY. WITH SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS, THE HOME OFFERS A MODERN FITTED KITCHEN AND A GENEROUS LOUNGE IDEAL FOR FAMILY LIVING AND ENTERTAINING. EXTERNALLY THE PROPERTY BENEFITS FROM LOW MAINTENANCE OUTDOOR SPACE. The property briefly compromises of to the ground floor : lounge, dining kitchen and access to the cellar. To the first floor, there are two bedrooms and family bathroom with four piece suite. To the second floor, there is a further bedroom.

**Offers Around £150,000**

## ENTRANCE

Entrance gained via composite door into the living room.

## LOUNGE

Measurements – 13'6" x 12'2 "

A spacious reception room with ceiling light, central heating radiator, and uPVC double glazed window to the front. From here you access the following rooms,



## DINING KITCHEN

Measurements – 13'5" x 13'0 "

A spacious kitchen, with a range of wall and base units with contrasting laminate worktops and tiled splashbacks. There is an integrated electric oven with four ring gas burners with stainless steel chimney style extractor fan over and one and a half bowl stainless steel sink with chrome mixer tap over. The room has inset ceiling spotlights, central heating radiator, space for free standing fridge / freezer, plumbing for a washing machine, access to cellar, uPVC double glazed door, and uPVC double glazed window overlooking the rear of the garden.



## CELLAR

Accessed via a door from the kitchen, a useful storage space with power and lighting.

## FIRST FLOOR LANDING

A staircase rises to the first floor landing with ceiling light and access to the following rooms.

## BEDROOM TWO

Measurements – 13'6" x 12'2 "

A spacious bedroom with ceiling light, central heating radiator, cupboard housing the boiler and uPVC double glazed window.



## BEDROOM THREE

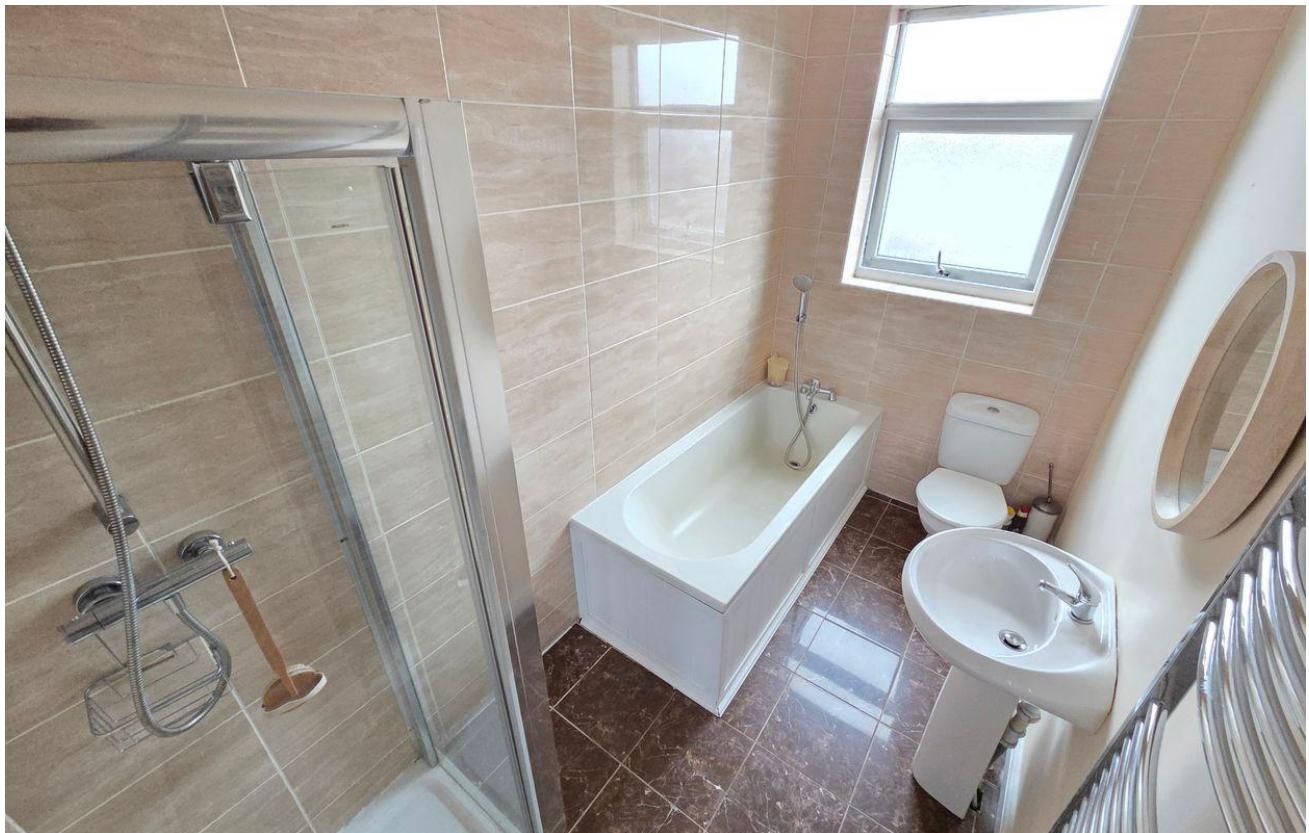
Measurements – 10'12" x 8'0 "

A further spacious room with ceiling light, central heating radiator and uPVC double glazed window to the rear.



## BATHROOM

A four-piece bathroom suite comprising of close coupled W.C, pedestal hand basin with chrome mixer tap over, bath with chrome mixer tap with handheld shower attachment and a shower cubicle with mains fed mixer shower within. The room has inset ceiling spotlights, chrome towel rail / radiator, part tiling to walls and floor and uPVC obscure double-glazed window.



## SECOND FLOOR LANDING

From the first floor landing a staircase rises to the second floor where we find bedroom one.

## BEDROOM ONE

Measurements – 18'0" x 12'5 "

A spacious double bedroom with inset ceiling spotlights, central heating radiator, access to eaves storage and uPVC double glazed window.



## OUTSIDE



## OUTSIDE

To the front of the home is a low maintenance garden with perimeter dwarf walling with metal railings and gate. To the rear of the home is a further low maintenance yard with decked patio seating area and outhouse currently used as a garage and ideal for storage.

## 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)

## **COPYRIGHT**

Unauthorised reproduction prohibited.

## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **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**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## MORTGAGE ADVICE

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.

Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## OFFICE OPENING TIME

### 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

## MAIN CONTACTS

T: +44 (0)1226 731730

W: [www.simonblyth.co.uk](http://www.simonblyth.co.uk)

E: [Barnsley@simonblyth.co.uk](mailto:Barnsley@simonblyth.co.uk)

## OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



[WWW.SIMONBLYTH.CO.UK](http://WWW.SIMONBLYTH.CO.UK)

Wakefield

01924 361631

Huddersfield

01484 651878

Holmfirth

01484 689689

Kirkburton

01484 603399

Penistone

01226 762400

Sheffield

01143 216 590

Barnsley

01226 731730

Pontefract

01977 800259