



12 Stanhope Street, Barnsley, S70 6BU

**Offers In The Region Of £95,000**

Offered to the market with no vendor chain is this TWO bedroom plus attic conversion mid terrace property with great potential. The property is located within a cul-de-sac location just outside the town centre of Barnsley. The property briefly comprises of a lounge, kitchen, family bathroom and two first floor bedrooms with attic conversion. With local amenities on the doorstep this property would suit all buyer types.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850.

**Lounge 12'5" x 14'0" (3.79 x 4.28)**



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 inset.

**Kitchen 8'5" x 12'5" (2.59 x 3.80)**



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, With central heating radiator and breakfast area.

**Bedroom One 11'1" x 12'5" (3.40 x 3.80)**



With a front facing UPVC window, central heating radiator and handy built in storage cupboard.

**Bedroom Two 8'5" x 4'7" (2.58 x 1.41)**



With a rear facing UPVC window, central heating radiator and wall mounted boiler.

**Bathroom 4'5" x 11'6" (1.35 x 3.52)**



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

**Attic Room 12'4" x 15'1" (3.77 x 4.61)**



Located in the attic with a rear facing UPVC double glazed window and central heating radiator.

## Front Elevation



To the front of the property is on street parking.

## Rear Elevation



To the rear of the property is an enclosed concreted garden with brick built storage.

## Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Terrace

Construction Type - Brick built

Heating Type - Gas central heating

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 Road

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.

## AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

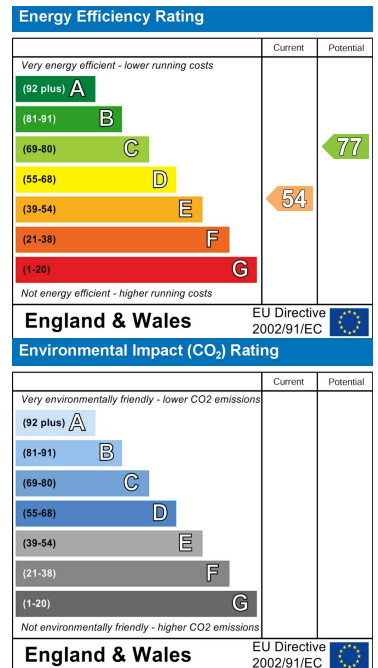
## Floor Plan



## 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](http://www.merryweathers.co.uk)

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