



29 Cloverlands Drive, Staincross, Barnsley, S75 6EB

**Offers Over £90,000**

This two-bedroom flat is offered **\*\*for sale\*\*** in Staincross, Barnsley, within a residential area convenient for local amenities. The property provides one reception room and a bathroom, offering a practical layout for a range of buyers.

Both 29 and 31 Cloverlands will be coming to the market, with the option to purchase individually or as a pair. The asking price reflects the current lease term of approximately 58 years remaining, which may present lending restrictions with some mortgage providers. Buyers should make appropriate enquiries regarding lease extension and finance options.

Staincross benefits from access to local shops, services and cafés along nearby High Street areas in Mapplewell and Darton. A choice of primary and secondary schools can be found within the wider Barnsley district, making the area suitable for those needing educational facilities close by. Green spaces and local parks are accessible in the surrounding neighbourhood for walking and recreation.

Public transport links are available via Darton railway station, offering services towards Barnsley, Leeds and Wakefield. Typical journey times are around 10–15 minutes to Barnsley and approximately 35–45 minutes to Leeds. Road links connect easily to the A61 and M1 for wider regional travel.

## GROUND FLOOR ENTRANCE

Property is accessed through a double glazed door.

## LOUNGE 14'6" x 10'3" (4.42 x 3.14)



Having a double glazed window, radiator and laminate flooring.

## KITCHEN 7'4" x 5'6" (2.26 x 1.70)



Having a range of wall and base units with a sink unit, space for cooker and washing machine, cooker and hob with extractor fan.

## BATHROOM 7'6" x 4'5" (2.29 x 1.36)



Having a panelled bath with attachment, hand wash basin and low flush w.c.

## BEDROOM ONE 11'10" x 7'7" (3.62 x 2.32)



Having a double glazed window and a radiator.

## BEDROOM TWO 10'5" x 6'2" (3.18 x 1.89)

Having a double glazed patio doors and a radiator.

## OUTSIDE



Having a garden area to the rear which is accessed through bedroom two.

## MATERIAL INFORMATION

Council Tax Band A

Tenure Leasehold

Property Type Flat

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 one parking space

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>

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

## GROUND FLOOR



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 misstatement. This plan is for illustrative purposes only and should be used as such for 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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# Area Map



# Energy Efficiency Graph

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

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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