



31 Cloverlands Drive, Staincross, Barnsley, S75 6EB

**Offers Over £115,000**

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.

## ENTRANCE HALL

Accessed through a double glazed door with steps up to the first floor.

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



Having two double glazed windows and a radiator.

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



Having a wall and base units with a sink unit, space for cooker and washing machine. Wall mounted boiler.

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



Panelled bath with shower attachment, low flush w.c and hand wash basin.

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



Having a double glazed window, fitted wardrobes and a radiator.

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



Having a window and a radiator.

## OUTSIDE

There is a grassed lawn to the front which belongs to this apartment and a parking space.

## 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 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>

# Floor Plan

GROUND FLOOR

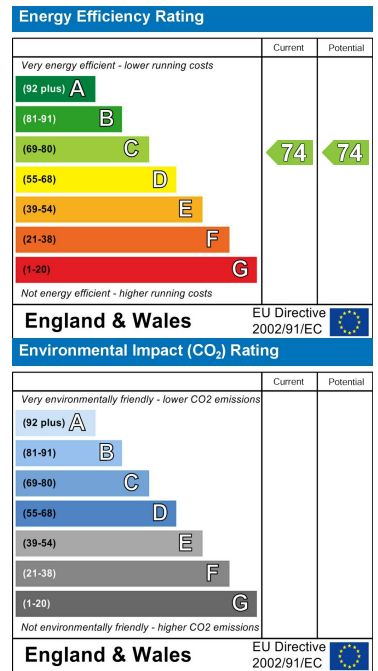


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as 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



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.

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