



New Street, Dodworth, S75

Asking Price £125,000

- NO CHAIN
- BEAUTIFULLY PRESENTED THROUGHOUT
- LOVELY COUNTRYSIDE WALKS
- LOCAL AMENITIES CLOSE BY
- FREEHOLD
- EXCELLENT TRANSPORT LINKS
- POPULAR AREA
- TWO BEDROOM END TERRACE PROPERTY
- OPEN PLAN LIVING SPACE
- COUNCIL TAX BAND A - £1,423

16 New Street, Barnsley S75 3NR

****NO CHAIN ** FREEHOLD ** BEAUTIFULLY PRESENTED THROUGHOUT **** Nestled in the charming area of Dodworth on New Street, this beautifully presented end terrace property offers a delightful living experience. Perfect for first time buyers or those looking to downsize. Conveniently located with easy access to the Trans Pennine Trail, great local amenities and schools. The property has excellent connections to the M1 motorway, ensuring easy access to nearby towns and cities. This makes commuting a breeze, whether for work or leisure. The property briefly comprises of; Open plan lounge, kitchen and dining room; Rear porch; Cellar; Stairs rising to the first floor; Two great size bedrooms with built in storage; Wet Room; Rear garden;



Council Tax Band: A



ENTRANCE

Enter via a composite entrance door into the open plan lounge, kitchen and dining room;

OPEN PLAN LOUNGE KITCHEN AND DINING ROOM

LOUNGE AREA

This lovely space has; uPVC double glazed window to the front elevation; Feature fireplace; Wood effect flooring; Ceiling light point; Central heating radiator; Solid door to the stairs rising to the first floor;

KITCHEN DINING AREA

Modern kitchen dining area, with; White gloss wall, base and drawer units; Quartz effect worktops and splashbacks; Under unit lighting; Matte black one and a half sinks and drainer with mixer tap; Integrated fridge, freezer, hob and oven, with extractor hood above; uPVC double glazed windows to the rear elevation; Space for a dining table and chairs; Recessed ceiling spotlights; Vertical central heating radiator; Wood effect flooring; Solid door leading down to the cellar; Part glazed uPVC entrance door to the rear porch;

REAR PORCH

A few steps down from the kitchen into the porch, with; uPVC double glazed windows to two aspects; Wood effect flooring; Ceiling light point; Part obscure glazed door into the the rear garden;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

Great size primary bedroom with; uPVC double glazed window to the front elevation; Built in storage cupboards; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM TWO

Double bedroom two with; uPVC double glazed window to the rear elevation; Built in storage cupboards; Carpet flooring; Ceiling light point; Central heating radiator;

WET ROOM

Comprising of; WC; Pedestal wash basin; Wall mounted shower; Specialised wet room flooring; Fully tiled walls; Central heating radiator; uPVC obscure glazed window to the rear elevation; Ceiling light point; Extractor fan;

REAR GARDEN

Easily maintained garden area with brick wall borders; Paved pathway to the front of the property;

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





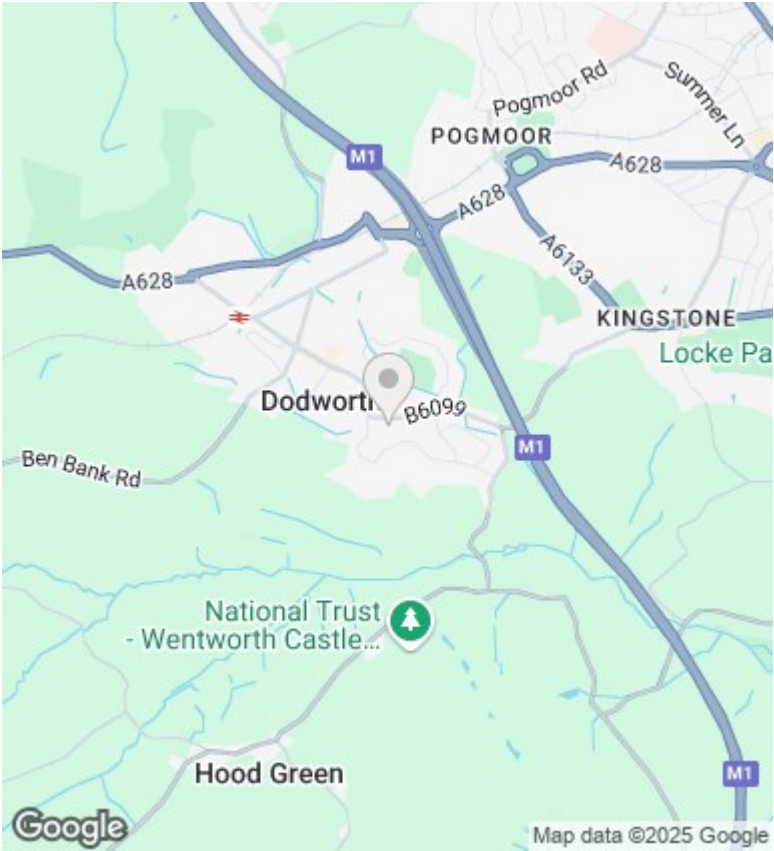
Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC