



78 High Street, Shafton, Barnsley, S72 8NH

Price Guide £250,000

Part Exchange Considered

MERRYWEATHERS are proud to offer to the market this STUNNING three bedroom detached property in the popular location of Shafton Barnsley. The property is finished to a high standard with contemporary and traditional features throughout. The Property is offered to the market with NO VENDOR CHAIN and enjoys a great location for schools, amenities and motorway links.

Viewings are HIGHLY RECOMMENDED to appreciate what this beautiful property has to offer.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850

Entrance Hall



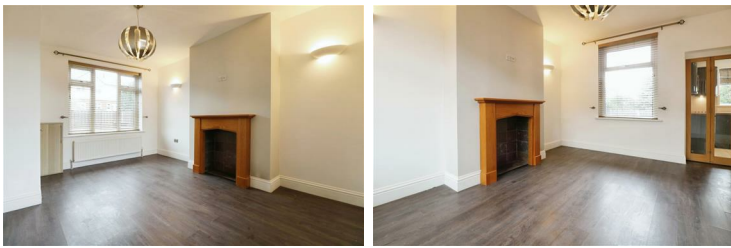
With a front facing UPVC entrance door, central heating radiator and stairs rising to the first floor accommodation.

Reception Room 12'1" x 15'1" (3.70 x 4.60)



A dual aspect room having two UPVC double glazed windows, central heating radiator, under stairs storage cupboard and the focal point of the room being the feature fireplace.

Second Reception Room 11'2" x 15'0" (3.41 x 4.59)



A dual aspect room having two UPVC double glazed windows, central heating radiator and feature fireplace. The room benefits from laminate flooring, wall and ceiling lights and neutral décor.

Kitchen 11'3" x 7'4" (3.45 x 2.24)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a

stainless steel sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With integrated appliances to include Electric oven and hob, dishwasher and washing machine, The kitchen benefits from chrome sockets throughout with high gloss cabinets with under lighting.

Master Bedroom 15'1" x 11'2" (4.60 x 3.41)



A dual aspect room having two UPVC double glazed windows, central heating radiator, carpet to the flooring and neutral décor.

Bedroom Two 15'0" x 9'7" (4.59 x 2.94)



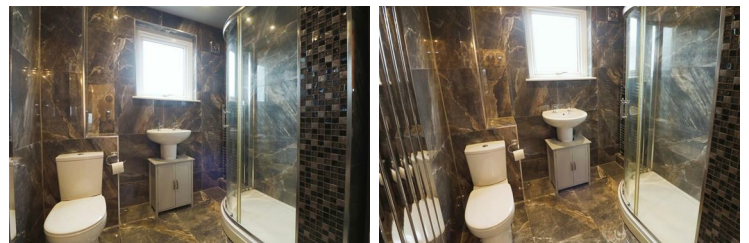
A dual aspect room having two UPVC double glazed windows, central heating radiator, carpet to the flooring and neutral décor.

Bedroom Three 11'5" x 7'5" (3.48 x 2.27)



With a rear facing UPVC window and central heating radiator. The room benefits from wall and ceiling lights, carpet to flooring and neutral décor.

Bathroom 7'8" x 7'4" (2.36 x 2.25)



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

External



The property is set back from the roadside with a wrap around block paved garden providing off road parking for a number of vehicles and great space for entertaining on the warmer days.

Material Information

Council Tax Band: C

Tenure : Freehold

Property Type detached House

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 driveway

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

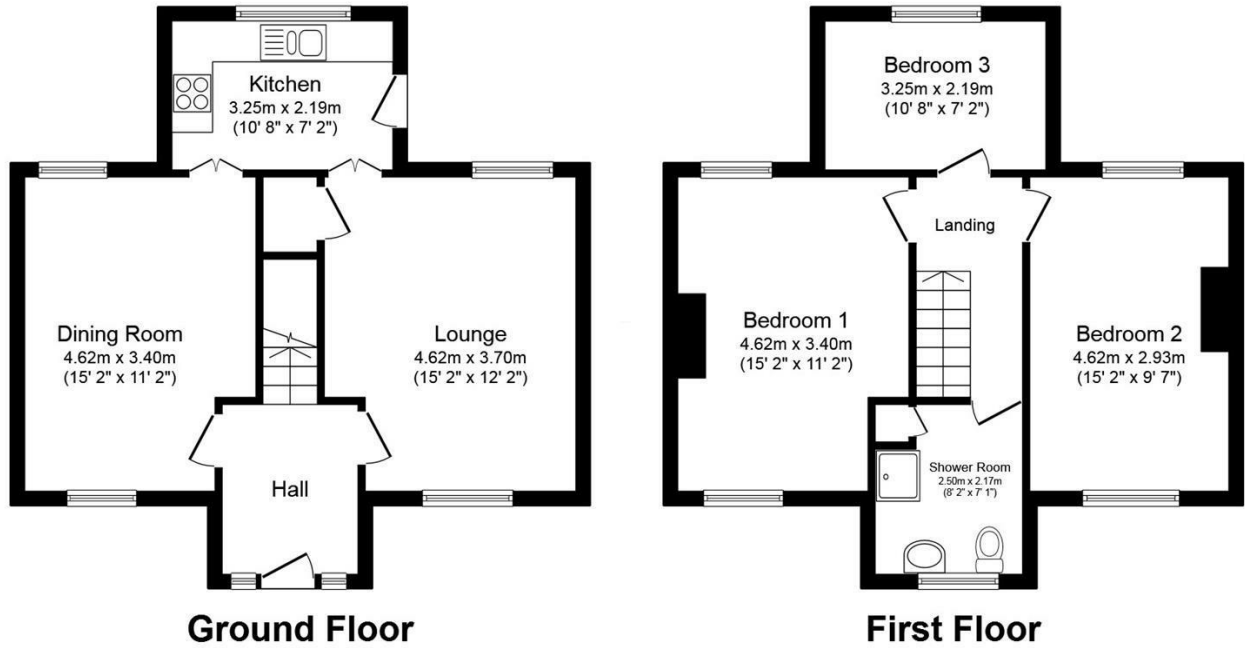
Coal mining area South Yorkshire is a mining area

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.

Floor Plan



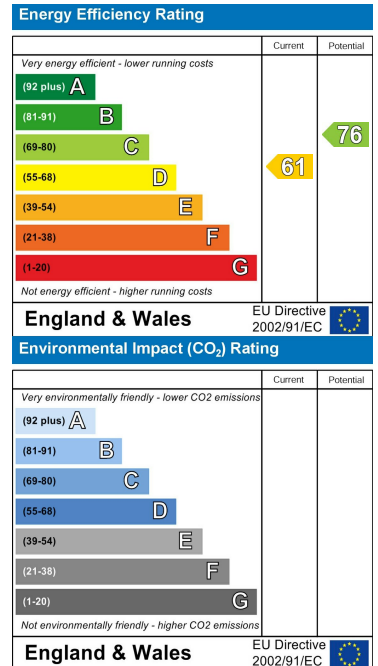
Total floor area 94.8 m² (1,020 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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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