



35 Larch Place, Barnsley, S70 3DG

Auction Guide £110,000

Offered To The Market Via Modern Method Auction

This inviting two-bedroom semi-detached house at the end of a peaceful cul de sac features spacious living, a modern kitchen, generous bedrooms, and a private garden, making it an ideal choice for first-time buyers or investors. The property is offered to the market with NO ONWARD CHAIN.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850.

Property Introduction

Welcome to this inviting two-bedroom semi-detached house, perfectly positioned at the end of a peaceful cul de sac. If you're searching for your first home or a fantastic investment opportunity, this lovely property offers both comfort and convenience in equal measure.

Step right into a welcoming reception room, ideal for relaxing or entertaining. You'll appreciate the thoughtful built-in storage, providing a practical solution for keeping the space tidy, as well as direct access to the garden—perfect for enjoying a morning coffee or hosting summer get-togethers.

The home boasts two generously-sized double bedrooms, each offering a restful haven at the end of a long day. There's also a well-appointed bathroom to serve the household's daily needs.

With a modern kitchen just waiting for your own culinary touches, cooking at home becomes a pleasure, whether you're preparing your favourite meal or trying out a new recipe.

The location couldn't be more convenient, set just moments from local amenities, making daily errands and weekend treats easy and quick to access.

This property's appealing layout and setting make it a great option for first-time buyers looking to step onto the property ladder, or for investors keen to add a desirable home to their portfolio.

Don't miss your chance to view this delightful semi-detached house. Get in touch today to arrange your viewing—we can't wait to show you around!

Entrance Hall

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

Kitchen 11'8" x 7'6" (3.56 x 2.29)



Lounge 14'6" x 10'6" (4.42 x 3.21)



With rear facing UPVC French door and central heating radiator.

WC 3'1" x 4'7" (0.94 x 1.42)



With a two piece suite comprising of low flush WC, hand wash basin and central heating radiator.

Bedroom One 14'6" x 8'11" (4.43 x 2.72)



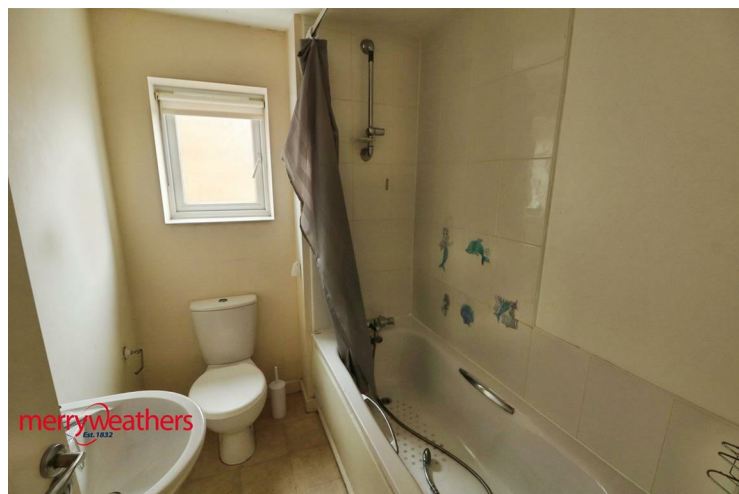
With a rear facing UPVC window central heating radiator and carpet to the flooring.

Bedroom Two 7'7" x 14'6" (2.32 x 4.42)



With two front facing UPVC windows, central heating radiator and built in storage cupboard.

Bathroom



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.

Front Elevation



To the front of the property is a laid to lawn garden with established shrubs.

Rear Elevation



To the rear of the property is a laid to lawn garden over two levels.

Auctioneers comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

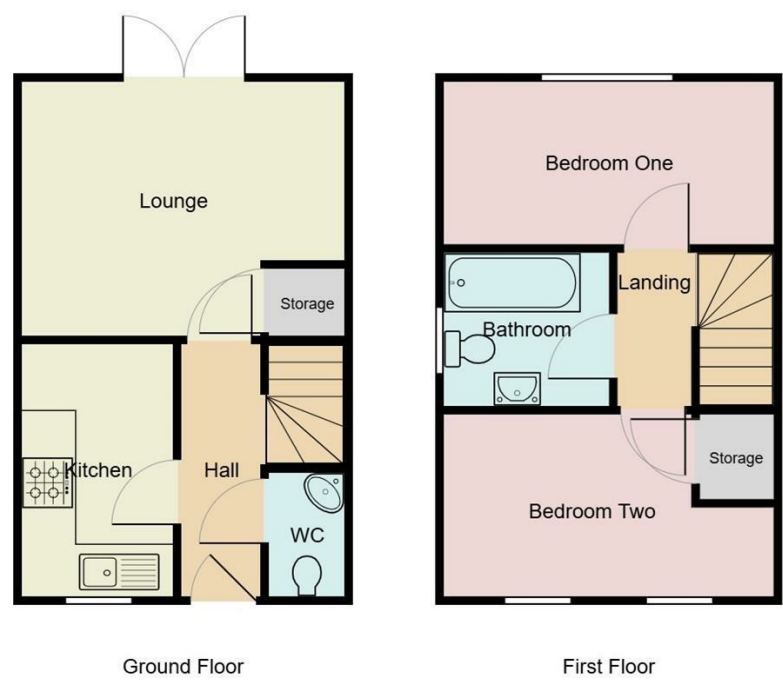
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

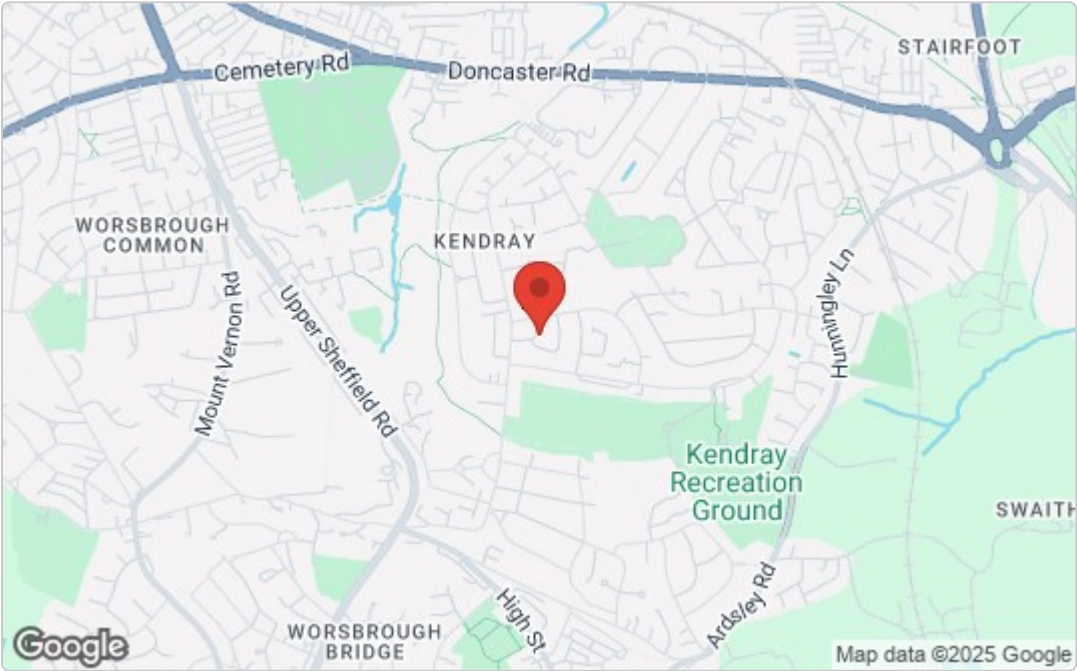
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960.00 including VAT These services are optional.

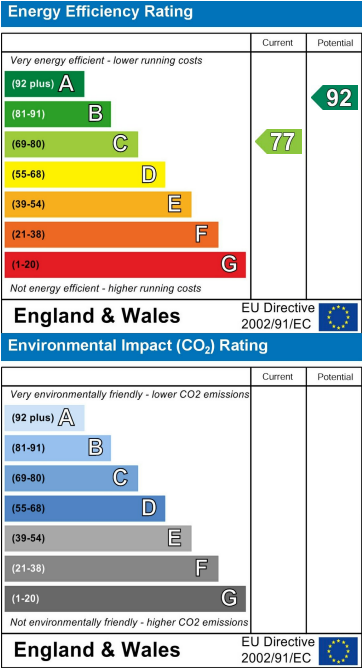
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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