

MoveNow Properties



WAKEFIELD OFFICE:

Address: 10 Rishworth Street, Wakefield, WF1 3BY

Web: www.movenowproperties.com

Tel: 01924 249349

Email: info@movenowproperties.com

BARNSELY OFFICE:

Address: 41A Towngate, Mapplewell, S75 6AS

Web: www.movenowproperties.com

Tel: 01226 593477

Email: mapplewell@movenowproperties.com

FOR SALE

James Street, Barnsley,

S71 1BL

3 Bedroom, End Terrace

£120,000



Movenowproperties are delighted to offer this captivating three-bedroom end terraced property for sale, thoughtfully arranged across three inviting levels. Available with no chain this truly must be viewed to be appreciated

- Three Bedrooms: Offering ample space offering versatility for families, guests, or home office setups.
- Two Bathrooms: Convenience and comfort ensured with two bathrooms, minimizing morning rush hours and providing added functionality.
- Master with Ensuite: A luxurious retreat within the home, featuring a beautifully designed master bedroom complemented by an ensuite, offering privacy and relaxation.
- Patio & Garden Perfect for entertaining or peaceful moments outdoors, providing a secure and private outdoor space, seamlessly connected to an enclosed garden for additional privacy.
- No Chain: Streamlined purchasing process without the delays often associated with property chains, offering a quicker and more efficient buying experience.
- Well-Maintained and Presented: Impeccably cared for, showcasing pride of ownership and ensuring a move-in-ready experience for the new homeowners.
- Must Be Viewed to Be Appreciated: Words alone cannot do justice to the beauty and functionality of this property; experiencing it firsthand is essential to fully grasp its charm and potential.

Accommodation briefly comprises

Living Room

Measurements: 12' 10" x 12' 9" (3.90m x 3.88m)

As you enter through the inviting UPVC entrance, a warm embrace of laminate flooring unfolds, guiding you to the focal point—a delightful space adorned with a cosy radiator and a picturesque double glazed window overlooking the front.



Kitchen

Measurements: 10' 2" x 9' 5" (3.09m x 2.88m)

Indulge in culinary adventures in this tastefully designed kitchen, featuring a range of chic wall and base units paired with sleek work surfaces. The stainless steel sink and drainer, alongside the four gas hob with a stylish cooker hood above. An integrated electric oven awaits your gourmet creations. Recessed spotlights grace the room, illuminating every culinary endeavour. With space for a full-standing fridge freezer and plumbing for a washing machine, this space epitomizes convenience. With an inviting view through the double glazed window overlooking the rear. UPVC external door and access to the cellar add a touch of functional charm.



Cellar

Measurements: 9' 11" x 9' 10" (3.02m x 2.99m)

Venture downstairs to discover the cellar—a home to the efficient Combi boiler, neatly positioned atop the stairs. It houses essential electrics and a fuse box, ensuring seamless functionality throughout the residence.

Stairs and Landing

Ascend with grace on the carpeted stairs, guided by a reassuring handrail. A cascade of light from recessed spotlights accentuates the journey, complemented by a comforting radiator and a double glazed window offering a view of the rear surroundings.

Bedroom Two

Measurements: 12' 11" x 8' 0" (3.93m x 2.43m)

This double bedroom provides a haven of comfort with carpet flooring, radiator, and an enchanting double glazed window that frames the front view. Recessed spotlights add a touch of elegance to this tranquil space.



Family Bathroom

Measurements: 9' 7" x 4' 5" (2.92m x 1.35m)

Experience relaxation in the modern three-piece suite, featuring a white pedestal hand wash basin, a low flush WC, and a rejuvenating bath with an overhead shower. Partially tiled walls and a sleek chrome towel heater.



Bedroom Three

Measurements: 9' 10" x 6' 3" (2.99m x 1.91m)

Retreat into this cosy space featuring carpet flooring, a comforting radiator, and a double glazed window overlooking the rear surroundings.



Master Bedroom

Measurements: 14' 5" x 12' 4" (4.39m x 3.76m)

Ascend further to the stunning master bedroom adorned with exposed wooden beams and exquisite detailing. Double glazed windows overlooking the side and a large Velux window bathe the room in natural light. Enjoy comfort with a radiator and the allure of recessed spotlights.



Ensuite

Measurements: 9' 1" x 3' 11" (2.78m x 1.19m)

Revel in the indulgence of the ensuite, boasting enclosed shower units with beautifully tiled walls, a low flush WC, a wall-hung washbasin with tiled splashback, a chic chrome towel heater, and recessed spotlights adding a touch of sophistication.

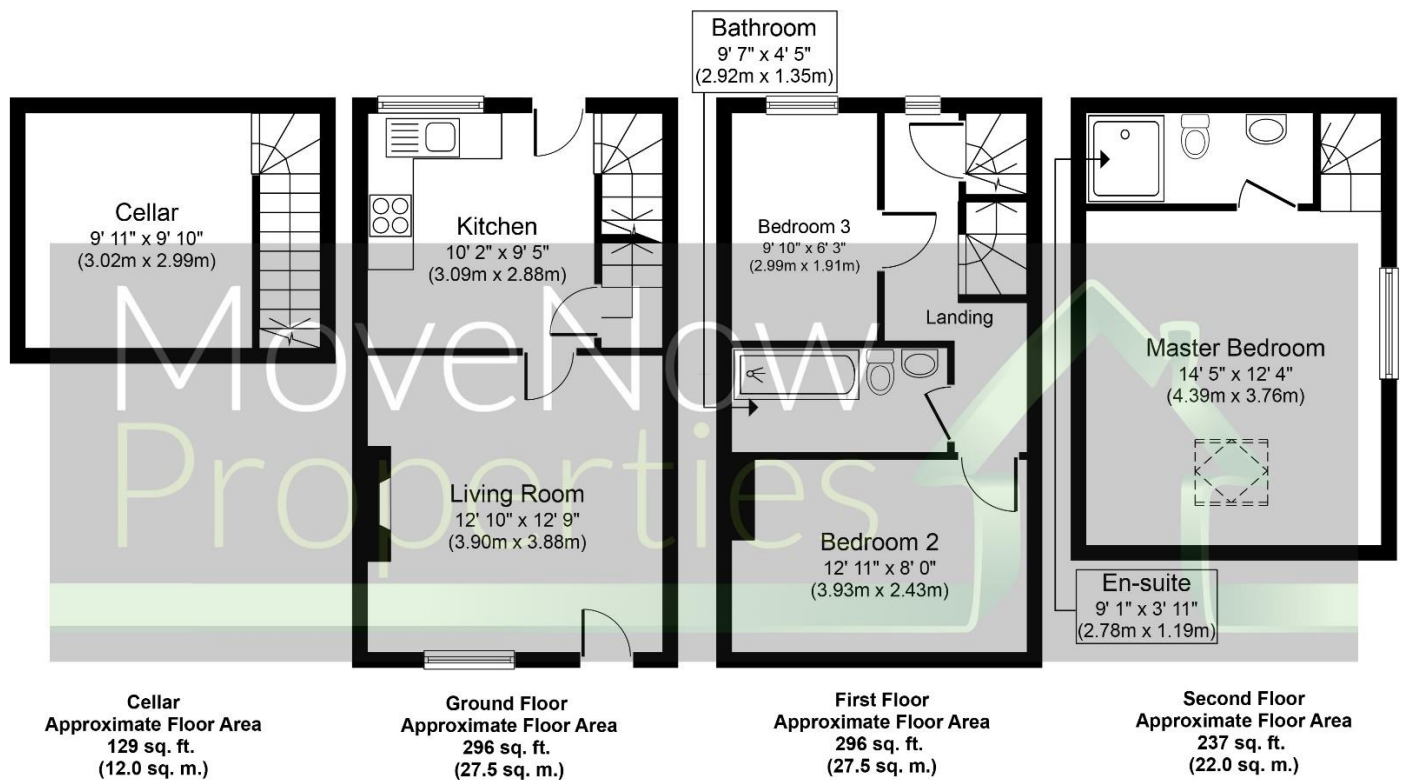
Outside

The property boasts permitted on-street parking at the front. At the rear, an enclosed patio with fenced boundaries and a gate beckons, leading to a further garden featuring a lawn and secure fencing—an idyllic space to unwind and embrace the outdoors.



Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Tenure
Freehold

EPC

Certificate Number :

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 52 | |
| 21-38 | F | | |
| 1-20 | G | | |

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Viewings

For further information or to arrange a viewing please contact our office on 01924 249349 / 01226 593477.

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01924 249349 / 01226 593477

info@movenowproperties.com / mapplewell@movenowproperties.com

www.movenowproperties.com

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