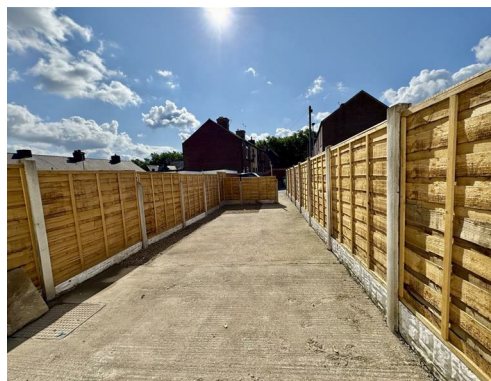
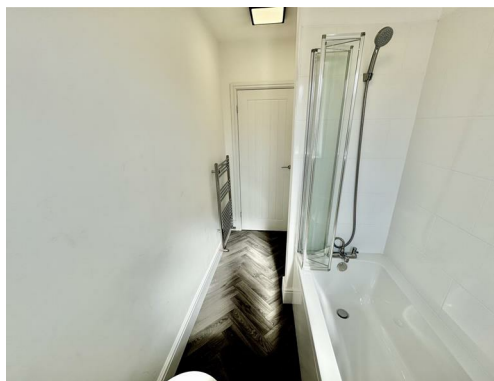


39 Bartholomew Street,
Wombwell S73 8LB

OFFERS OVER
£140,000



****NO ONWARD CHAIN**** THIS THREE BEDROOM MID TERRACE PROPERTY HAS BEEN COMPLETLEY RENOVATED AND REFURBISHED, IS READY TO MOVE INTO AND WOULD SUIT FIRST TIME BUYERS AND INVESTORS ALIKE. THERE IS A KITCHEN DINER WITH INTEGRAL APPLIANCES, ATTRACTIVE LOUNGE, MODERN BATHROOM AND TWO GOOD SIZE BEDROOMS ON THE FIRST FLOOR, WITH AN IMPRESSIVE ATTIC BEDROOM ON THE SECOND FLOOR. EXTERNALLY THERE IS A LOW MAINTENANCE PATIO GARDEN PLUS OFF ROAD PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

LOUNGE 13'1" x 12'9" max

You enter the property through a composite front door into this generous reception room and you get a first glimpse of the superb renovation and refurbishment this property has gone through. A uPVC double glazed window brings in natural light, there is a new carpet flooring, a wall mounted double radiator, pendant lighting. An internal door leads to the inner lobby which has carpet flooring, a carpeted staircase which take you to the first floor and an internal door which leads to the dining kitchen



DINING KITCHEN 13'1" x 10'3" max

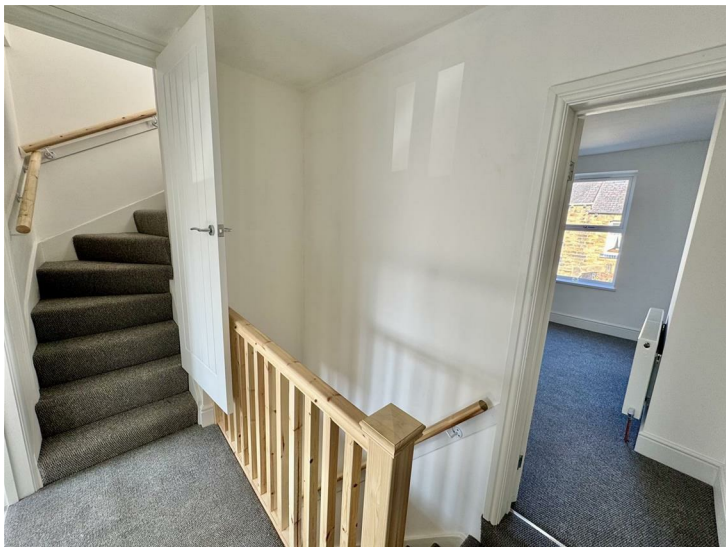
Another superb sized room with the kitchen part having a range of wall and base units with a sage green finish, complimentary wood effect worktops, inset stainless steel sink with mixer tap and tiled splashbacks. Integral appliances come in the form of an electric oven, ceramic hob with stainless steel extractor hood over plus there is space for a fridge freezer and plumbing for a washing machine. There is a good sized area for a dining table and chairs while natural light is brought in via the uPVC double glazed window to the rear. There is laminate flooring, a modern low energy ceiling light and uPVC door leading to the rear patio garden. An internal door takes to the cellar head, with steps down to the cellar which has a light, and another which takes to you to the inner lobby.





LANDING 8'9" x 5'10" max

Stairs ascend from the inner lobby to this first floor landing with carpet flooring, a modern low energy ceiling light with internal doors leading to the two bedrooms on this floor, the bathroom and the staircase to the second floor.



BEDROOM ONE 12'11" x 12'11" max

Excellent size double bedroom with plenty of light brought in via the uPVC double glazed window to the front and featuring a built in cupboard. There is carpet flooring, a wall mounted double radiator and pendant lighting. An internal door leads to the landing.



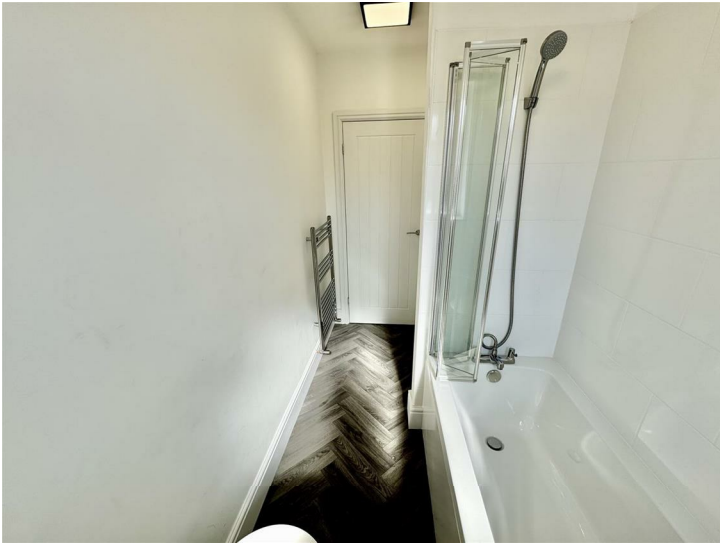
BEDROOM TWO 9'11" x 7'1"

Well proportioned second bedroom, this time located at the rear with a uPVC double glazed window giving views of the patio garden and beyond. There is carpet flooring, a wall mounted single radiator and pendant lighting. There is a cupboard housing the boiler and an internal door leads to the landing.



BATHROOM 9'10" x 5'1"

Another room completely refurbished having a three piece suite in white consisting of a panel bath with mixer tap and shower attachment, low level WC and vanity wash basin with mixer tap and storage under. There is white tiling to splash areas, a chrome ladder towel radiator and double glazed window with obscure glass. There are two low energy ceiling lights, vinyl flooring and an internal door leads to the landing.



BEDROOM THREE 21'7" limited headroom x 11'1"

Impressive second floor bedroom having carpet flooring, a wall mounted double radiator and double glazed Velux window. There is lots of space for one or two bed plus bedroom furniture and a modern, low energy ceiling light.



EXTERNALLY

Compact yard to the front with a substantial patio to the rear, enclosed by newly installed fencing which incorporates the off road parking area.



~ Material Information ~

TENURE:
Freehold

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:

Kirklees / Barnsley / Wakefield / Sheffield

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Driveway

RIGHTS AND RESTRICTIONS:

None

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations to the property /

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices /

UTILITIES:

Water supply - Mains water

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000 mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

~ Agent Notes ~

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

~ Paisley Properties ~

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

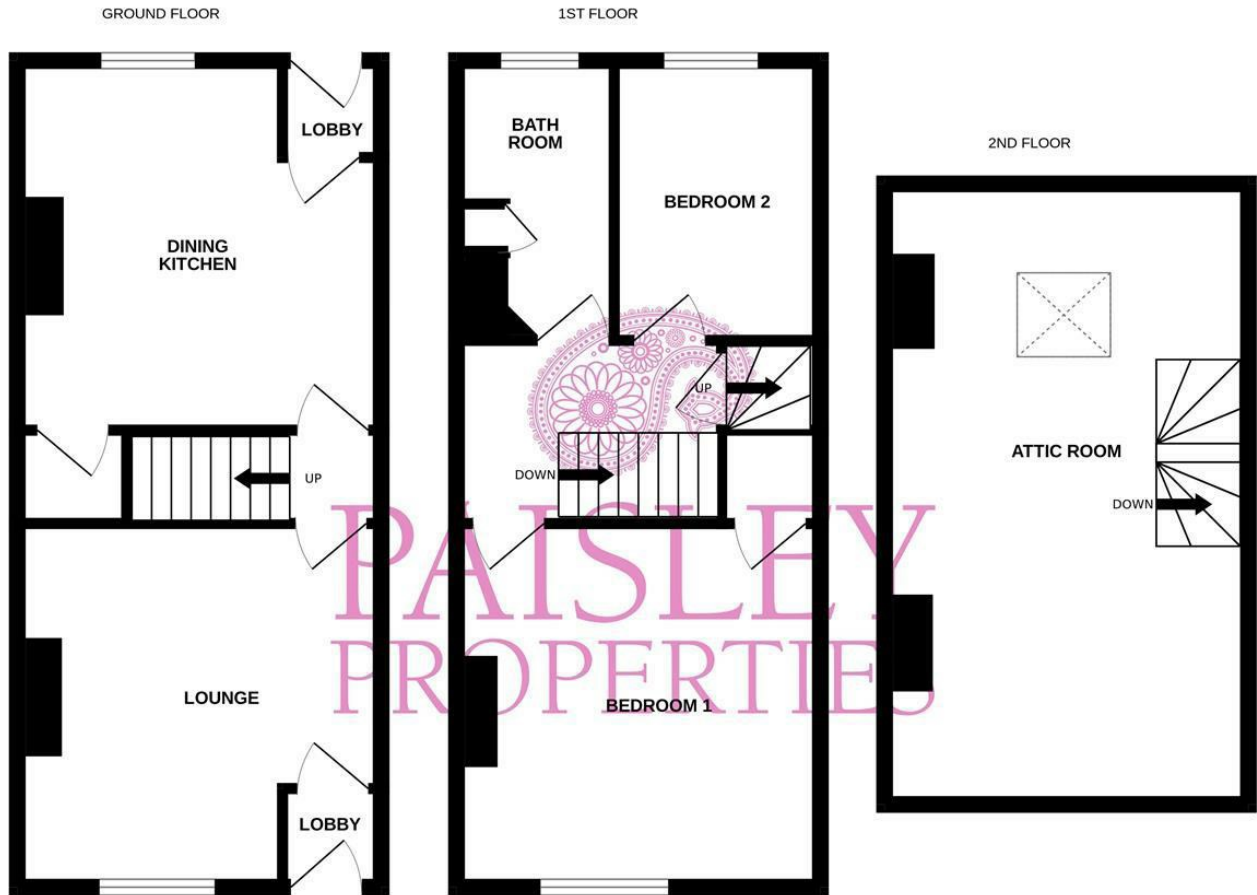
~ Paisley Mortgages ~

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ Paisley Surveyors ~

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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 mis-statement. This plan is for illustrative purposes only and should be used as such by 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-30) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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