

39A Springfield Road
Grimethorpe
Barnsley
S72 7DL

£125,000

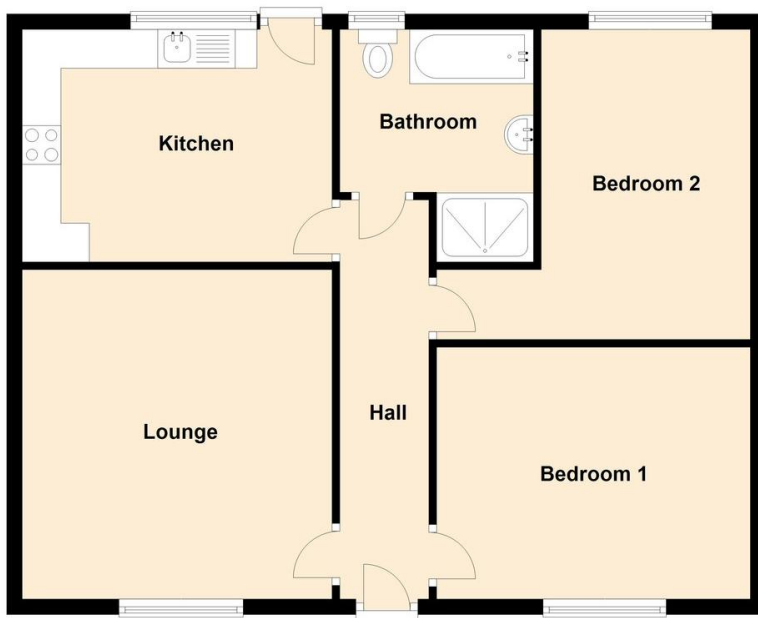
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This new build, detached bungalow occupies a level plot and would be ideal for retirees looking for low maintenance living.

Everything in the two bedroom property is brand new, including carpets and it will require very little maintenance in the forthcoming years. As developers are generally no longer building bungalows, we expect high levels of interest in this small development of three homes.

This property is ready to move into and features two good sized bedrooms, a bathroom with four piece suite, dining kitchen with a range of white gloss finish units, off street parking and an enclosed rear garden. It benefits from gas central heating with a combination boiler, full UPVC double glazing and the additional security of a 10-year structural warranty.



RECEPTION HALL

A UPVC entrance door opens into the hall, which has down lighters to the ceiling and a radiator.

LOUNGE

13' 10" x 12' 11" (4.22m x 3.94m) A front facing reception room with television and telephone points, Sky television point and a radiator.

DINING KITCHEN

12' 11" x 10' 0" (3.94m x 3.05m) Fitted with white gloss finish base and wall mounted units, comprising an inset stainless steel sink with cupboard under, plus area of worktop surfaces with tiled splash backs. There is an integrated stainless steel oven with four ring gas hob and chimney style extractor hood above, plumbing for a washing machine, radiator, rear facing window and half glazed UPVC rear access door.

BEDROOM ONE

12' 11" x 11' 0" (3.94m x 3.35m) A front facing bedroom with radiator.

BEDROOM TWO

12' 11" x 8' 7" (3.94m x 2.62m) A rear facing bedroom with radiator.

BATHROOM

Majority tiled, including the floor and fitted with a white four piece suite, comprising a panel bath with mixer tap, separate wet room style shower area, dual flush WC and wash hand basin. There are down lighters to the ceiling, a radiator and obscure glazed window.

OUTSIDE

There is a lawn to the front, plus driveway at the side. A gated access leads to the fully enclosed rear garden with lawn, fenced boundaries and a flagged pathway.

OFFER PROCEDURE -Before contacting a Building Society, Bank or Solicitor you should make your offer to Sorbys as any delay may result in a sale being agreed with another purchaser, incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to provide financial information to enable us to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in accordance with the Money Laundering Regulations.

PROPERTY DETAILS - While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. The measurements provided in our details and floor plans are approximate sizes and can not be relied upon. These particulars are issued in good faith, but do not constitute representations of fact or form part of any offer or contract. Please also note that we have not tested the services or any equipment or appliances in this property. Accordingly, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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