

16 Tannery Court
Dodworth
Barnsley
S75 3DY

£85,000

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Located on the second floor (top storey) of an executive apartment complex in Dodworth, this two bedroom property boasts an open plan lounge/kitchen area, fully integrated appliances and bathroom with shower over the bath.

The apartment has gas central heating with a combination boiler, UPVC double glazing, intercom entry system and electric gates into the communal courtyard. It is offered to the market with NO CHAIN.

Located along the main high street in Dodworth, which is on a bus route, the property is within walking distance of various shops and amenities, including a Budgen's supermarket, Bannatyne's gym and various local restaurants and public houses. Commuters also benefit from a railway station in the village.



HALLWAY

A secure fire door opens into the hallway, which has wood laminate flooring, a radiator, intercom telephone and built in cloaks cupboard. As this apartment is on the top floor, there is also a loft hatch and associated storage space.

LOUNGE/KITCHEN

21' 9" x 14' 4" (6.63m x 4.37m) The open plan living area has two dormer windows facing the High Street and a gable window. The lounge features a media plate, incorporating television, Sky and telephone points, along with a radiator and open plan aspect to the kitchen, where there is an additional radiator. It is fitted with cream gloss finish base and wall mounted units, comprising an inset one and a half bowl stainless steel sink with mixer tap and cupboard under, plus area of worktop surfaces with tiled splash backs. Integrated appliances include a stainless steel oven with four ring gas hob and chimney style extractor hood above, fridge, freezer, washing machine and dishwasher. There are down lighters to the ceiling and concealed within a cupboard, is the gas fired combination boiler.

BEDROOM ONE

10' 1" x 8' 10" (3.07m x 2.69m) Having window to the rear aspect and a radiator.

BEDROOM TWO

10' 1" x 8' 6" (3.07m x 2.59m) A rear facing bedroom with radiator, telephone and television points and a recessed cloaks cupboard.

FAMILY BATHROOM

Fitted with a white three piece suite, comprising a panel bath with mixer tap and electric shower over, dual flush WC and wash hand basin with mixer tap. There is a radiator, obscure glazed window and extractor fan.

OUTSIDE

Tannery Court is approached via electric double gates, opening into a block paved courtyard, where there is parking for residents and communal garden areas. We would like to advise potential buyers that there is a parking space available for this property and no. 16 has enjoyed this benefit since the apartments were built in 2007. It has become apparent, however, that this space was missed on the property's title deeds and therefore, formally, this parking bay does not exist.

The apartment is being sold at £10,000 less than its market valuation in recognition of the parking space's omission from the title plan. Please contact us for further details.

TENURE

The property is leasehold and subject to a 125-year agreement, commencing 2007. The annual ground rent is £200, collected in two instalments. Tannery Court is managed by HWH Estates, who take care of items such as buildings insurance, communal lighting and cleaning, garden and gate maintenance, heating of corridors, etc. For the 2017 period, we are advised by our clients that the total cost of management was £624.

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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