



MEDLAR CROFT,
BARNSELEY, S75 2EX
Fixed Price £59,950

2 Bedroom Flat
EPC Rating: B

LINLEY &
SIMPSON

We are pleased to offer this two bed apartment located on the first floor in the popular Medlar Croft Development, built by Strata Homes. It is within easy reach of Barnsley Town Centre, also good motorway connections with junction 37 of the M1 and train station near by. The apartment comprises; an open plan living area and kitchen with washer, fridge/freezer, oven and hob. There are two double bedrooms and a modern bathroom with separate shower cubicle. Benefits include a designated car parking space and video entry system.

Investors only, £450 PCM until October. Book your viewing now to avoid disappointment.

ACCOMMODATION

FIRST FLOOR

ENTRANCE HALL

Having a useful built-in storage cupboard, a central heating radiator and laminate floor covering.

LIVING ROOM/KITCHEN 15'8" X 21'10" (4.79 X 6.65)

With range of kitchen units to one side, a sink with tap set into a work surface extending to 2 walls with range of matching base and wall mounted cupboards, plumbing and space for a washing machine and integrated gas hob with cooker hood and built-in oven, 3 double glazed windows and 3 central heating radiators.

BEDROOM ONE 10'6" X 10'8" (3.20 X 3.26)

Having a double glazed window and a central heating radiator.

BEDROOM TWO 10'6" X 10'9" (3.20 X 3.28)

Having a double glazed window and a central heating radiator.

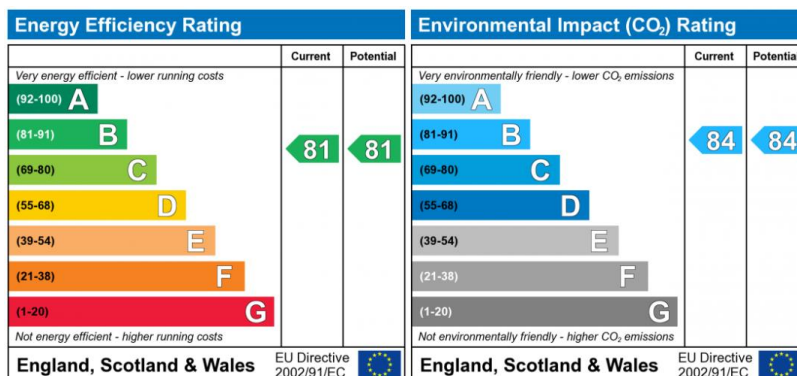
BATHROOM

Having white suite comprising bath, WC, wash hand basin and central heating radiator.

OUTSIDE

There is an allocated parking space.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Additional Information

AGENTS NOTE: We are advised that the property is leasehold with a 200 year lease commencing in Jan 2006. There is an annual ground rent charge of £100 and annual service charge of £1230. A buyer is advised to confirm these details via their solicitor.

AGENTS NOTES:

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