



## **Ashby Court, Barnsley, S70 6JQ**

Two Bedroom Semi Detached Bungalow | No Vendor Chain | Warden Service Available | External Maintenance Included

Guinness Partnership Housing Association | PVCu Double Glazing | Gas Central Heating | Access To Communal Amenities

**Asking Price: £73,500**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## **Ashby Court, Barnsley, S70 6JQ**

Over 55's only. A 70% Shared Ownership Scheme.

Presenting to the market this two bedroom semi-detached bungalow located in the heart of Barnsley, South Yorkshire. Being ideally close to amenities, the town centre and transport links, the property also benefits from PVCu double glazing and gas central heating throughout. Briefly accommodating a lounge, kitchen, two bedrooms, bathroom and a shared communal garden and access to communal amenities.

Call Hunters Estate Agents today to arrange your viewing now.

### **ENTRANCE HALL**

Invited into the property via the entrance door, the hallway offers fitted carpets, a wall mounted radiator and access to rooms throughout.



### **LOUNGE**

*3.6m (11' 10") x 4.7m (15' 5")*

The lounge offers a fully fitted carpet, a wall mounted radiator, gas fire with feature surround, a TV point and an elevated PVCu double glazed window.



### **KITCHEN**

*3.1m (10' 2") x 2.3m (7' 7")*

The kitchen is fitted with a range of wall and base units including space for free standing appliances, an inset stainless sink and drainer with mixer tap over. Also with partially tiled walls, vinyl finished flooring and an elevated PVCu double glazed window.



### **BEDROOM ONE**

*4.1m (13' 5") x 3m (9' 10")*

The master bedroom provides fully fitted carpets, a wall mounted radiator, fitted wardrobes and an elevated PVCu double glazed window.



## BEDROOM TWO

2.39m (7' 10")x 2.90m (9' 6")

The second bedroom has a fully fitted carpet, a wall mounted radiator and an elevated PVCu double glazed window.



## BATHROOM

The bathroom features a three piece suite including a low flush WC, a vanity wash hand basin and a mobility shower bath. Also with partially tiled walls, a wall mounted radiator and an elevated PVCu double glazed window.



## EXTERNALLY

The front and rear elevations offers a well maintained lawn areas.

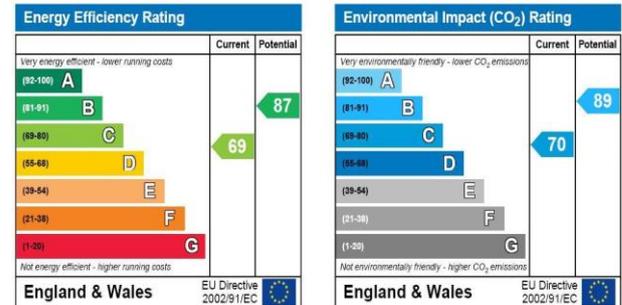


## SERVICE AND MAINTENANCE CHARGE

Guinness Partnership have a monthly charge which includes external maintenance to the property and gardens. There is also a Warden Service available and access to neighbouring residential home amenities and services.

We are advised this is £118.11 per month.

## ENERGY PERFORMANCE RATING



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.

## OPENING HOURS

Monday - Saturday: 8am until Late  
Sunday: Happy to arrange by appointment.

## THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.