



8 WAYLAND AVENUE

WORSBROUGH, BARNESLEY S70 5HY



WILBYS
CHARTERED SURVEYORS

8 Wayland Avenue

Worsbrough, Barnsley

PRICE: OFFERS AROUND £195,000

Situated on this highly sought after development is this two bedroom detached bungalow available with no vendor chain.

The property is in need of some modernisation but offers the purchaser an ideal opportunity to develop it to their own personal tastes.

Enjoying splendid views over to the Worsborough Reservoir the bungalow is well placed for local amenities and easy access to the M1 motorway.

The accommodation comprises:

UPVC double glazed entrance door opens into

ENTRANCE HALLWAY with two built in storage cupboards, one of which houses the hot water cylinder

LOUNGE 18' X 12' a bay fronted room having a UPVC double glazed window, feature marble effect fireplace with living flame gas fire and built-in shelving to the recess



KITCHEN 11' X 10' fitted with a range of wall and base units and having rolled edge work surfaces, ceramic tile splashbacks, a sink with drainer, space for a slot in cooker, plumbing for an automatic washing machine, a cupboard housing the Ideal Classic central heating boiler, UPVC double glazed window and wood effect laminate flooring

From the kitchen, a UPVC door opens into the rear porch with a further UPVC door to the rear garden

FRONT BEDROOM ONE 11' X 11' a front facing room having a UPVC double glazed window, central heating radiator and built-in wardrobes

REAR BEDROOM TWO 11' X 10' a rear facing room having a UPVC double glazed window, central heating radiator, built-in wardrobes and a wall mounted Baxi Brazilia gas heater



BATHROOM 6'1" X 5' having a three-piece coloured suite comprises of low flush WC, pedestal hand wash basin, bath with shower above, there is a UPVC double glazed window with obscured glass, central heating radiator and a hatch to providing access to the loft

OUTSIDE

To the front of the property is a lawned garden with tarmac drive leading up to a detached garage of sectional concrete construction having an up and over door. To the rear of the property is an enclosed lawned garden with well stocked borders.

GENERAL INFORMATION

VIEWING ARRANGEMENTS CAN BE MADE BY APPOINTMENT THROUGH OUR RESIDENTIAL DEPARTMENT ON 01226 299221

CENTRAL HEATING

The property has a gas fired central heating system served by an Ideal Classic boiler located in a cupboard in the kitchen.



FIXTURES & FITTINGS

Only the items specifically mentioned within these particulars are included in the sale.

WEBSITE ADDRESS

Details of all the properties currently on offer through Wilbys can be viewed on Wilbys.net, OnTheMarket.com or by using the search feature within Rightmove.co.uk. the UK's No. 1 property website.

MONEY LAUNDERING REGULATIONS

In order to proceed with a sale we will need confirmation of Identity and Proof of address.

MORTGAGE PROCEDURE

If you wish to make an offer on this property before contacting a Financial Advisor or Solicitor you should make your offer to our office to avoid any delay and the possibility of a sale being agreed to other interested parties. Under the Estate Agents act 1991 you will be required to give us your financial details to enable us to qualify your ability to purchase before we can recommend your offer to our sellers. Offers may be made by visiting our office or by telephone on 01226 299221.



FREE VALUATION

If you have a property to sell our Residential Sales Manager, Ben Border, or our Valuer, Mark Farmer, will be pleased to arrange an appointment to give you a market valuation and advice. The advisory service is free and without obligation.

IMPORTANT NOTICE

These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.

All rents and prices quoted are exclusive of VAT, unless otherwise stated.

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.

Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitor.

The boundaries, ownership and tenure of this property have not been checked against the Title Deeds for any discrepancies or rights of way, if any. Prospective purchasers are advised to check these matters with their solicitor prior to entering into any contracts.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

