

41 Silverwood Road  
Woolley Grange  
Barnsley  
S75 5RU  
**£89,950**

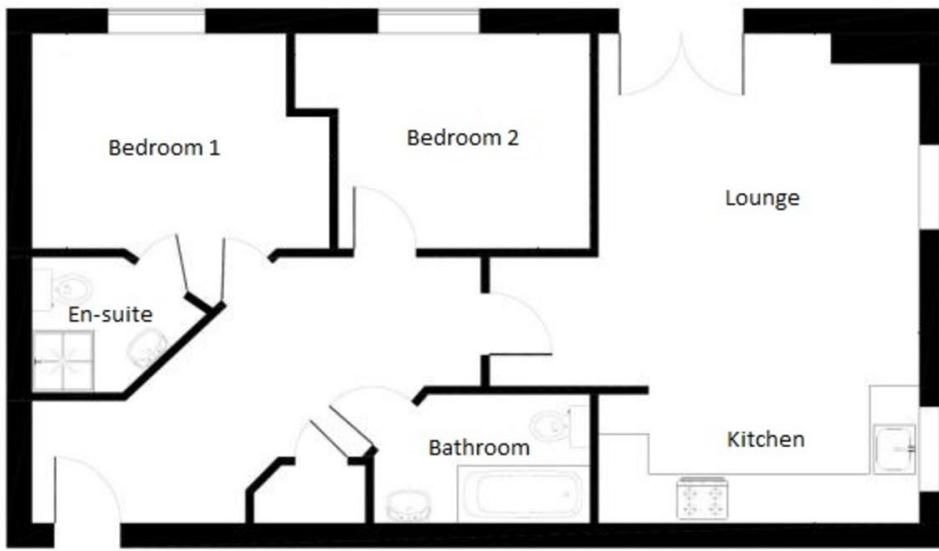
**Sorbys**  
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This attractive, two bedroom ground floor apartment is located on the highly sought after Woolley Grange development, on the outskirts of Darton and is offered to the market with NO CHAIN.

The accommodation comprises a lounge with open plan aspect to the kitchen, master bedroom with en-suite, second bedroom, family bathroom and hallway with cloaks cupboard. The property features intercom entry into the apartment, along with gas central heating from a combination boiler, UPVC double glazing and an allocated parking space.

Woolley Grange is ideally located for access to the excellent amenities available in Darton, including well regarded schools. It is also offers direct access to junction 38 of the M1 motorway and both Barnsley and Wakefield town centres.



### RECEPTION HALL

This spacious hall has a built in cloaks cupboard, intercom phone system with door release and a radiator.

### LOUNGE

14' 2" x 12' 8" (4.32m x 3.86m) Having rear and side facing windows, media plate incorporating television, telephone, Sky and FM radio points and two radiators. An open plan aspect leads to the...

### KITCHEN

12' 7" x 5' 0" (3.84m x 1.52m) Fitted with modern plain oak style base and wall mounted units, comprising an inset stainless steel sink with mixer tap and cupboard under, plus area of worktop surfaces with mosaic tiled splash backs. There is an integrated oven with four ring gas hob and extractor hood above, space for a fridge and freezer and space/plumbing for a washing machine.

### BEDROOM ONE

10' 0" x 8' 3" (plus recess) (3.05m x 2.51m) A rear facing master bedroom with radiator and access to the...

### ENSUITE

Fitted with a shower cubicle, dual flush WC and wash hand basin. There is an extractor fan and radiator.

### BEDROOM TWO

8' 8" x 10' 0" (plus recess) (2.64m x 3.05m) A rear facing bedroom with radiator.

### FAMILY BATHROOM

Fitted with a white three piece suite, comprising a panel bath with shower over, dual flush WC and wash hand basin. There is an extractor fan and radiator.

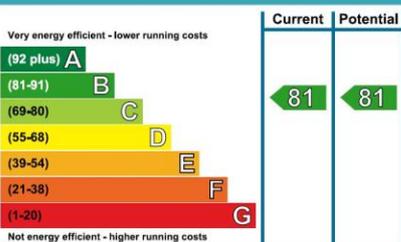
### OUTSIDE

An allocated parking space is provided.

### TENURE: LEASEHOLD

We are advised by our clients that the term of the lease is 999 years, commencing 2008. In previous years, the ground rent has been £113 per annum with a service charge of circa £800. This includes buildings insurance, maintenance, window cleaning, upkeep of communal areas, etc. Furthermore, each dwelling on the Woolley Grange development pays a contribution to the upkeep of green space, including gardens and play areas. We are informed this is in the region of £135 per annum.

### Energy Efficiency Rating



**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.



**Sorbys**

Longfields Court, Middlewoods Way,  
Whamcliffe Business Park, Barnsley, S71 3GN

t: 01226 799000

e: info@sorbys.co.uk

www.sorbys.co.uk