



£115,000

43 Wike road, Barnsley, S71 5LZ

Semi-Detached House | 2 Bedrooms | 2 Bathrooms

01226 654891 |



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# Step Inside

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## Key Features

- Two bedrooms
- Local amenities
- School catchment
- on street parking
- First time buyers

## Property Description

CALLING ALL INVESTORS AND FIRST TIME BUYERS A RARE OPPORTUNITY TO PURCHASE A TWO BED SEMI DETACHED PROPERTY LOCATED IN BARNSELY SOUTH YORKSHIRE. VIEWINGS HIGHLY RECOMMENDED.

## Main Particulars

Two bedroom semi detached located in the sought after area of Barnsley South Yorkshire.

Having two large double bedrooms, one family bathroom, overhead shower, bath, low flush wc and wash basin.

Large living area with views to the front of the property.

Kitchen having modern wall mounted cupboards and laminate work tops. Vinyl flooring and views to the rear of the garden.

Downstairs wc and was basin.

To book a viewing call Samantha on 07376061994

Living Room



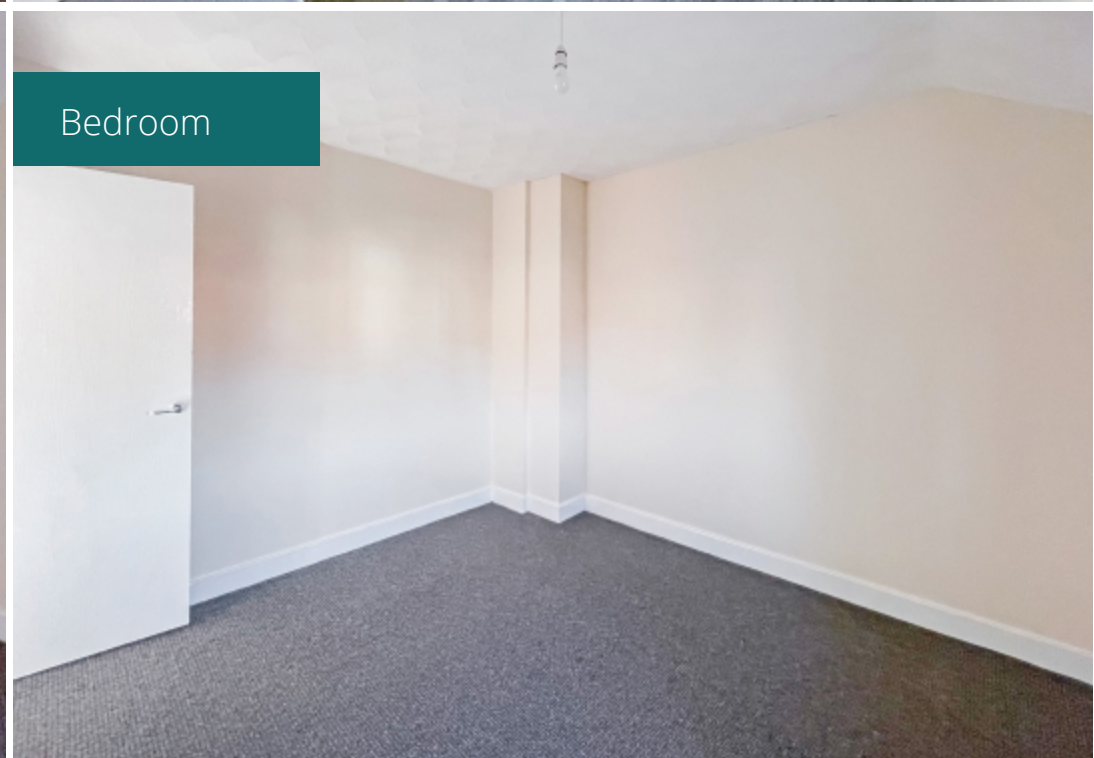
Kitchen



Bedroom

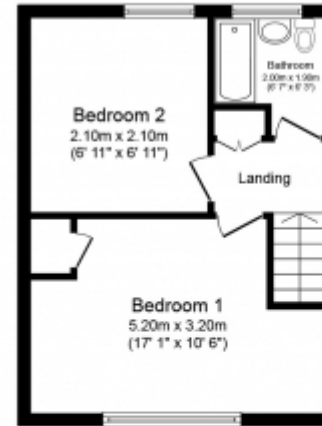


Bedroom





**Ground Floor**



**First Floor**

Total floor area 67.0 sq.m. (721 sq.ft.) approx

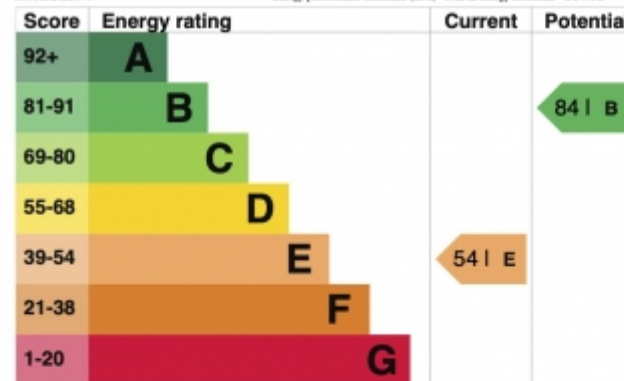
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , Brunswick Close, Barnsley, S71 1NQ

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average

Telephone: 01226 654891 | 07376061994



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