

HUNTERS®

HERE TO GET *you* THERE



Brookdale Heights

Barnsley, S75 3TU

Offers In The Region Of £149,999



The vendor informs us that the property is Leasehold with a 125 years' lease starting from 2007. Ground rent of £100 per annum payable with the service charge of approximately £1,977 per annum from the period 2021/2022. Service charge includes heating and hot water, electric and water utilities (except telephone), building insurance, cleaning of communal areas including external windows, ground and building maintenance. EPC rating of B. Council Band Rating A.

Hunters are proud to present to the market this two bedroom first floor apartment on Brookdale Heights, Dodworth, Barnsley. location for peaceful maturity is emphasised by the close proximity of the village of Dodworth and all required village amenities only minutes away. The advantage of the surrounding rural countryside and the added closeness of the M1 only approximately 2 miles away.

Dodworth is a well established village, having the usual first class village amenities, shops, parkland, churches and transport links to the surrounding towns, Barnsley being approximately three miles away, making a much desired situation for these close care apartments.

Care has been taken in the construction and design of these 29 retirement apartments, ideal for the mature house buyer, situated amidst rural surroundings, emphasis on security - the close proximity of the Nursing Home ensuring staff on call 24 hours a day, if required for emergencies. This private two bedroom apartment also offers a separate bedroom for guests to sleep for a limited number of nights free of charge.



Entrance

Entering the block of apartments via intercom access into the shared sitting accommodation area. Access to all floors of the apartment block are via a shared lift.

Entrance Hall 8'2" x 8'2" (2.5 x 2.5)

This very spacious and welcoming Entrance Hall exhibits high quality karndean flooring, access to all apartments rooms, a storage cupboard and the house intercom system.

Kitchen Diner Lounge 15'1" x 27'3" (4.6 x 8.3)

This very well proportioned open-plan dining kitchen will prove ideal for entertaining and it provides an extensive range of base and eye level units. The kitchen also benefits granite worktops, an integral oven, electric hob, PVC sink with swan neck tap and space to fit a washing machine and dishwasher.

Lounge

The spacious Lounge area offers a fully fitted carpet, a wall mounted radiator, a PVCu french door looking over the apartment complex, a PVCu window and also T.Vpoints.

Bathroom 8'2" x 8'2" (2.5 x 2.5)

The large house bathroom offers fully fitted tiled walls, a vanity sink unit, a large walk in shower and a W/C.

Bedroom One 9'6" x 14'9" (2.9 x 4.5)

The master bedroom is fitted with carpets, has a wall mounted radiator and a PVCu window facing the rear of the apartments.

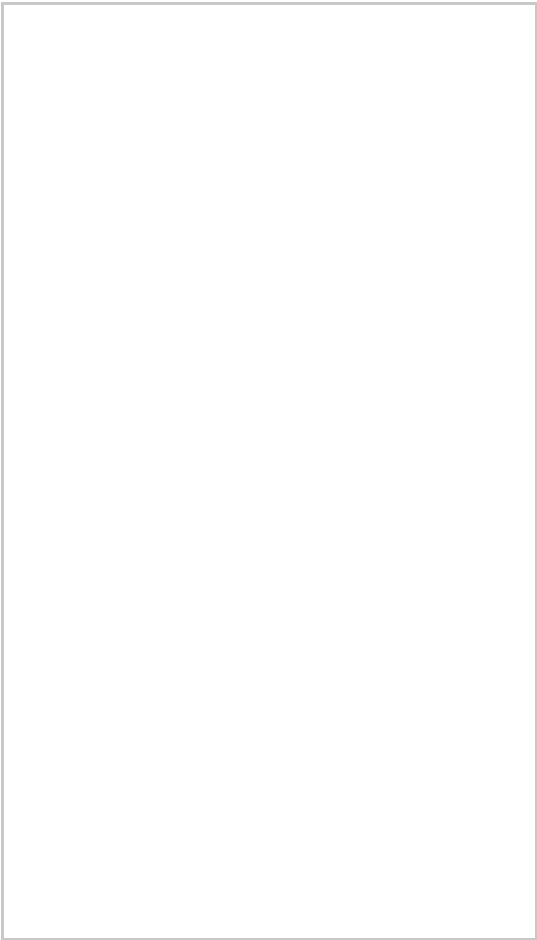
Bedroom Two 8'2" x 14'9" (2.5 x 4.5)

The Second bedroom includes fully fitted sliding wardrobes, fully fitted carpets, a wall mounted radiator and a PVCu window.

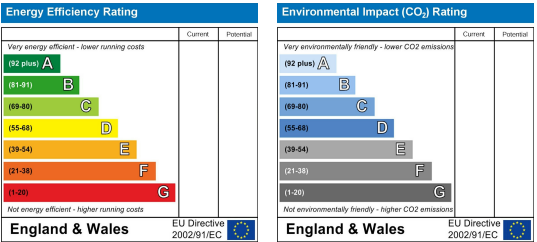
Area Map



Floor Plans



Energy Efficiency Graph



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. **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.