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Fitzwilliam Close

Hoyland, Barnsley, S74 9JZ

£67,500

2 1 1 B

- TWO BEDROOM FLAT
- WHEELCHAIR FRIENDLY
- 50% SHARED OWNERSHIP WITH GUINNESS PARTNERSHIP
- ALLOCATED PARKING
- PANORAMIC VIEWS TOWARDS WENTWORTH
- GENEROUS DIMENSIONS
- LEASEHOLD
- COMMUNAL LOUNGE, CANTEEN & LAUNDRY ROOM
- LIFT ACCESS
- EPC RATING: B

Tel: 01709 894440

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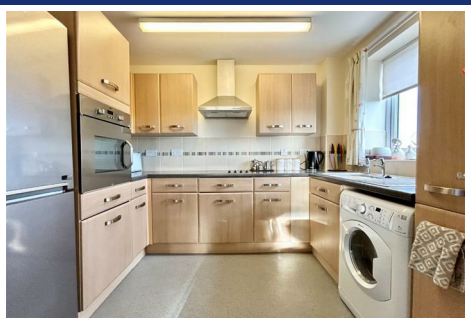

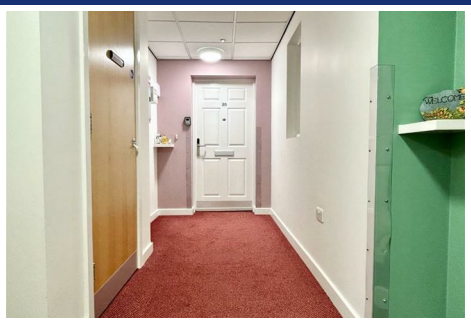

OVER 60's ONLY ... DON'T MISS THIS SHARED OWNERSHIP ACCOMMODATION WITH FANTASTIC PANORAMIC VIEWS AND A WEALTH OF COMMUNAL SERVICES IDEAL FOR THE DOWNSIZER.
Boasting stunning views, neutral décor throughout, Jack and Jill Wet Room, generous dimensions and visitor parking. Property briefly comprises Entrance Hall, Lounge/Diner, Kitchen, two double Bedrooms and Shower Room. VIEWINGS ARE A MUST!!
Within the building is a community canteen open to both residents and visitors, a communal lounge, lift access, a laundry room, craft room and visitor bedroom facilities are also available at a nominal nightly cost. Building and garden maintenance, gas, electric and water charges are all included.

PLEASE NOTE:
50% SHARED OWNERSHIP WITH THE GUINNESS PARTNERSHIP - PART RENT - PART BUY

VENDOR INFORMED US GAS & WATER BILLS ARE COVERED BY GUINNESS WITHIN THE SERVICE CHARGE.

ELECTRIC & COUNCIL TAX BILLS ARE PAID BY OWNER.

NO PETS ALLOWED

TENURE: LEASEHOLD

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ENTRANCE HALL

Stepping into the property you are welcomed with a spacious hall. Having carpet flooring, neutral décor with doors leading to Lounge/Diner, both double bedrooms and Wet Room. Two large cupboards creating plenty of storage space.

LOUNGE/DINER

18'5" x 14'07" (5.61m x 4.45m)

A real gem is the Lounge/Diner, having generous dimensions with large bay window filling the room with natural sources of light.. Comprising of carpet flooring with neutral décor, wall mounted radiator and open doorway leading straight into the Kitchen area. Perfect room to entertain guest of sit and relax.

KITCHEN

7'01" x 9'06" (2.16m x 2.90m)

The modern kitchen comprises of an array of wall and base units providing storage, contrasting work surface over, stainless steel sink, drainer and matching taps, uPVC window, integrated electric oven with four ring electric hob and extractor hood over, as well as space and plumbing for washing machine and for tall fridge freezer.

BEDROOM ONE

15'08" x 10'00" (4.78m x 3.05m)

The generously sized master bedroom has many benefits. One being its very own double doors leading into the Wet Room. Decorated in modern tones with wall mounted radiator, aerial point, uPVC window and carpet flooring.

SHOWER ROOM

8'06" x 6'07" (2.59m x 2.01m)

Jack and Jill style shower room featuring an open wet room style shower area, low flush W.C. and a wash hand basin. Plenty of room to move about and ease of access.

BEDROOM TWO

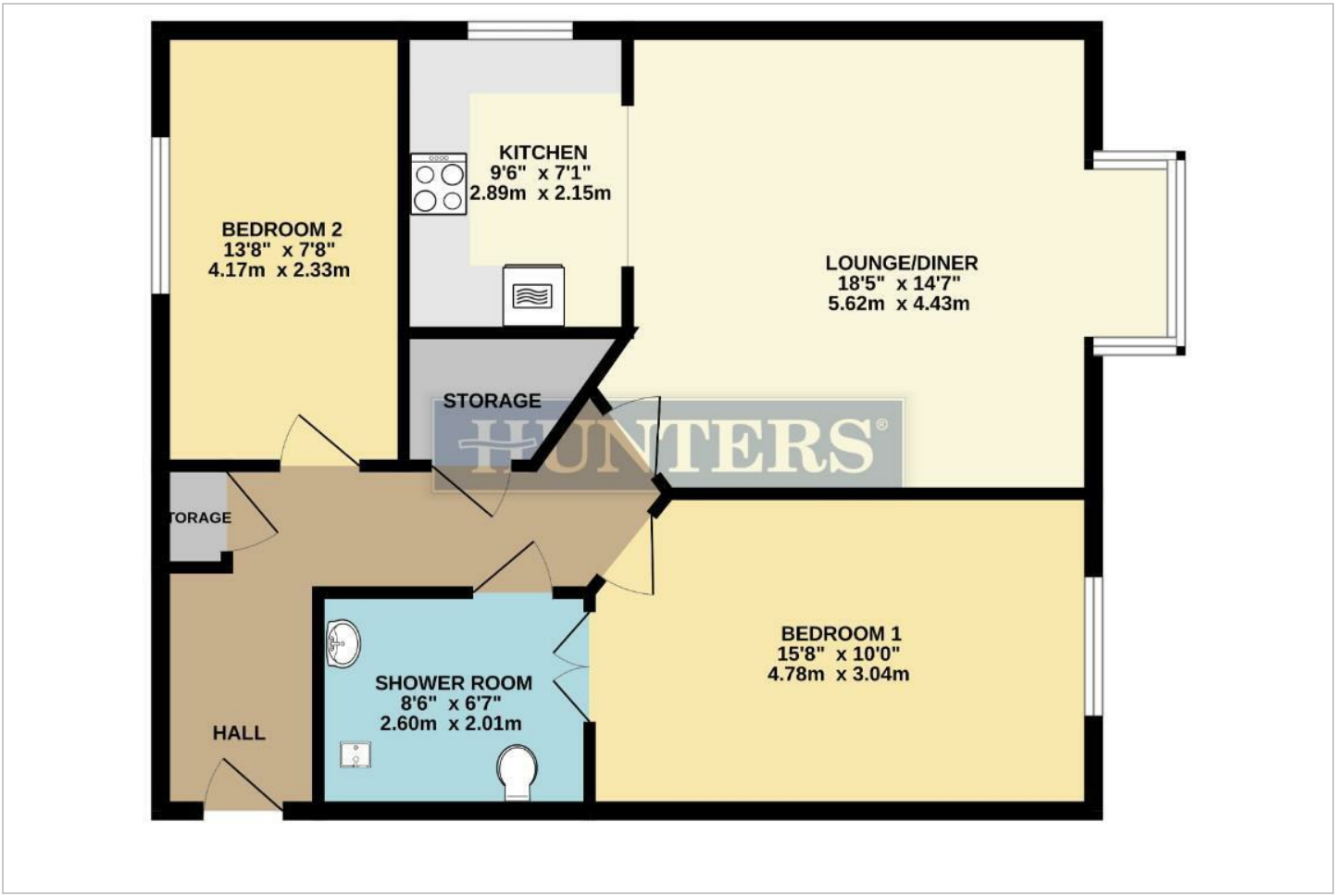
7'08" x 13'08" (2.34m x 4.17m)

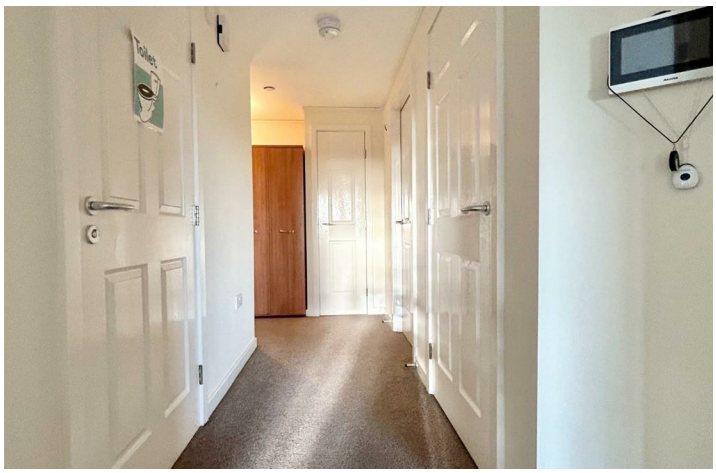
Further double bedroom, neutrally decorated with wall mounted radiator, carpet flooring and uPVC window.

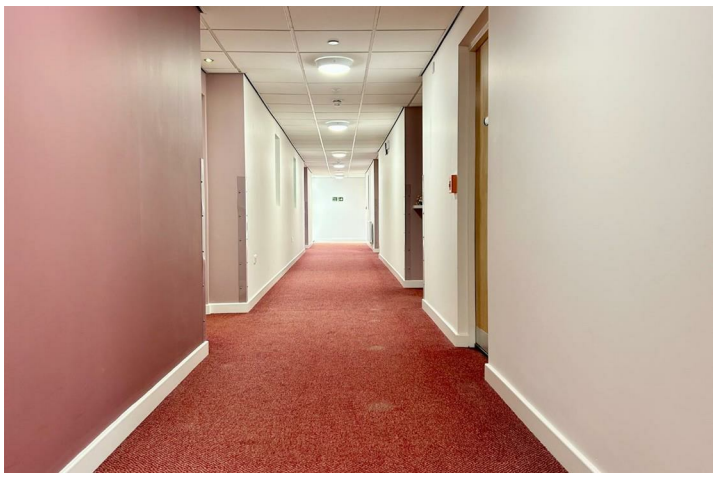
EXTERIOR

Externally are communal grounds maintained as part of the service charge and allocated resident and visitor parking.

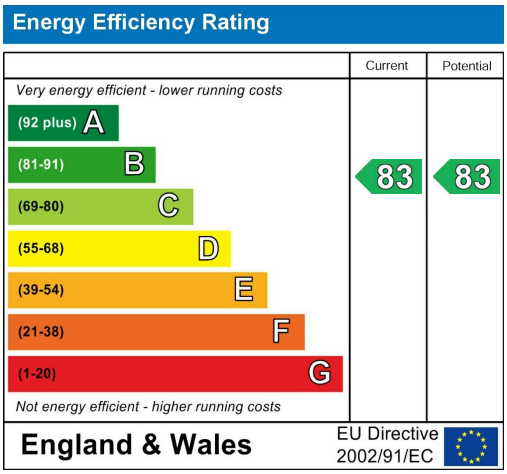
Floorplan

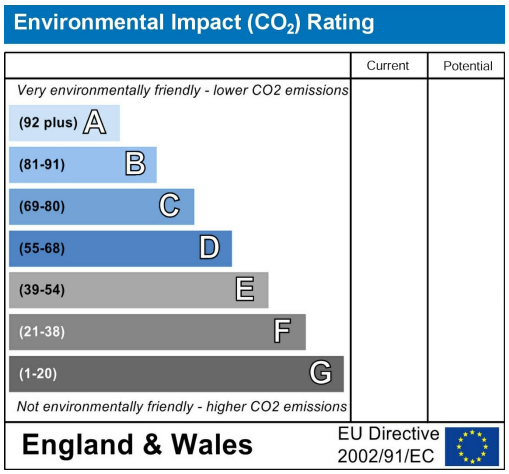

BEDROOM 2
13'8" x 7'8"
4.17m x 2.33m
KITCHEN
9'6" x 7'1"
2.89m x 2.15m
LOUNGE/DINER
18'5" x 14'7"
5.62m x 4.43m
STORAGE
HUNTERS
TORAGE
SHOWER ROOM
8'6" x 6'7"
2.60m x 2.01m
HALL
BEDROOM 1
15'8" x 10'0"
4.78m x 3.04m





Energy Efficiency Graph





Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map

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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.

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The Property Ombudsman