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HERE TO GET *you* THERE



Huddersfield Road

Barnsley, S75 1DS

Guide Price £125,000 - £135,000

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- 2 BED DUPLEX APARTMENT
- CHARACTERFUL GRADE II LISTED BUILDING
- PICTUREQUE VIEWS
- AMPLE STORAGE THROUGHOUT
- ALLOCATED PARKING
- NO UPWARD CHAIN
- OPEN PLAN LIVING AREA
- MODERN KITCHEN AND BATHROOM
- CLOSE TO TOWN CENTRE AND THE M1
- COUNCIL TAX BAND C

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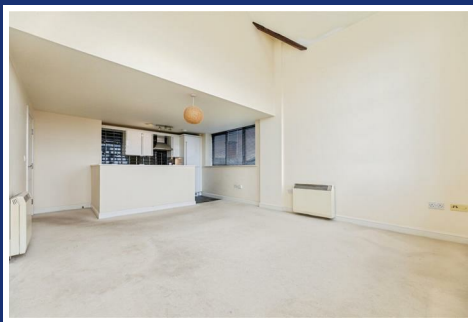




GUIDE PRICE £125,000 - £135,000. NO UPWARD CHAIN! A truly unique two bedroom, first floor duplex apartment within College House, a Grade II listed Edwardian building on Huddersfield Road, Barnsley. Opened as a girls' school in 1909 and sympathetically converted into Residential apartments in 2004, the building blends period grandeur with modern living. Offered with no upward chain, this is a fabulous first time purchase and an excellent investment opportunity in a popular and historic address.

Spread over two floors, the apartment is full of character. The open plan living space is the heart of the home, with a vaulted ceiling, exposed beams and wonderful views for miles over Barnsley, flowing into a contemporary kitchen. The two double bedrooms sit alongside a modern bathroom, and the second bedroom is versatile enough to serve as a guest room or home office. Neutral decor throughout provides a blank canvas, ready for you to put your own stamp on the property.

College House sits within grand, well manicured grounds, with seating areas and shady nooks for residents to enjoy in the summer months. The apartment benefits from an allocated space in the gated residents' car park, with ample visitor parking to the front.

The location is hard to beat, close to Barnsley town centre in a popular and well established area. The M1 is nearby for commuters, the property is on good bus routes, and the surrounding area is home to reputable schools.

With its history, character, setting and location, an apartment of this calibre is rarely available, and we highly recommend an early viewing to avoid disappointment.

ENTRANCE HALL

A welcoming entrance hall sets the tone as you step through the front door. A generous built in storage cupboard provides a practical cloakroom space, while a wall mounted electric heater and intercom system add everyday convenience. Stairs rise from here to the second bedroom.

LIVING/DINING ROOM

7.16 x 4.2 (2.13m.4.88m x 1.22m.0.61m)

An impressive open plan living space, ideal for relaxing and entertaining, with a vaulted ceiling and exposed beams adding real character and a sense of volume. Two striking wood framed double glazed windows frame far reaching views over Barnsley. Two wall mounted electric heaters, an aerial point and a telephone point complete the area, which opens seamlessly into the kitchen.

KITCHEN AREA

A sleek, contemporary monochrome kitchen, fitted with an array of white gloss wall and base units that provide plenty of storage. Light grey work surfaces and black subway tile splashbacks create a striking contrast, with spotlights above the counters. An inset stainless steel sink and drainer with mixer tap sits alongside an inset electric hob with stainless steel extractor above. Integrated appliances include an electric oven, tall fridge/freezer, washing machine and slimline dishwasher, while a large wood framed double glazed window completes the room.

BEDROOM 2

17'4" x 8'10" (5.3 x 2.7)

A good sized double bedroom, filled with light from two impressive wood framed double glazed windows. A large built in storage cupboard with lighting provides excellent storage, while a wall mounted electric heater, aerial point and telephone point complete the room.

BATHROOM

7'10" x 5'10" (2.4 x 1.8)

A generously sized, modern bathroom, tiled in fresh white and fitted with a bath with shower over, white pedestal sink and low flush WC. A wall mounted chrome heated towel rail and extractor fan complete the room.

BEDROOM 1

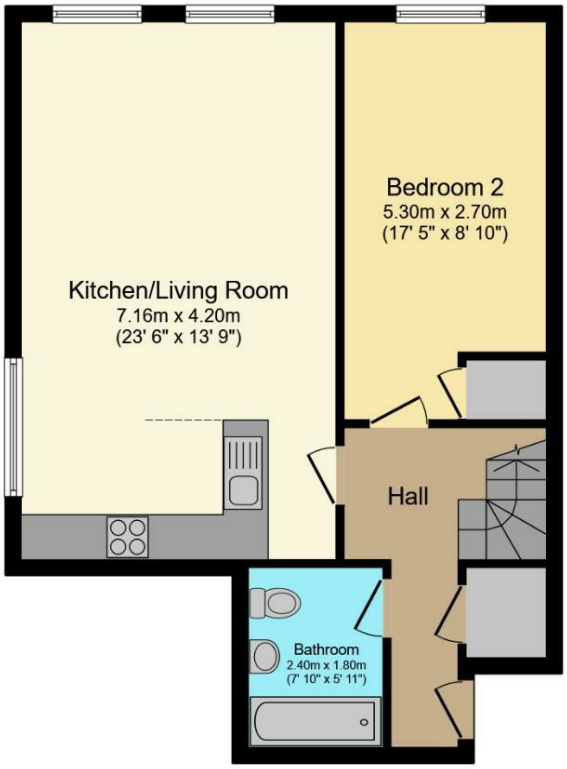
18'8" x 10'9" (5.7 x 3.3)

Upstairs, the second double bedroom is full of character, with a vaulted ceiling, exposed beams and a charming Juliet balcony. A versatile space, it would work equally well as a guest bedroom or home office if required. A wall mounted radiator, aerial point and telephone point complete the room, while a further large storage cupboard on the landing provides additional practical space.

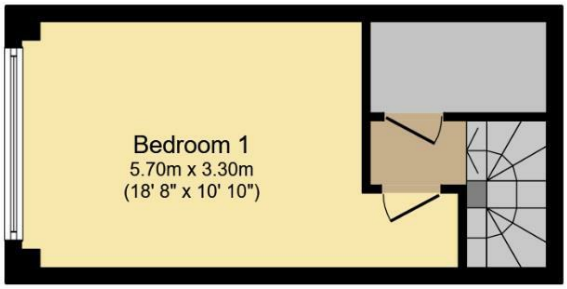
EXTERIOR

College House sits within grand, well manicured grounds, with ample visitor parking to the front and a gated residents' car park with further gardens to the rear. A parking space is allocated to the apartment. For fresh air in the summer months, residents can enjoy seating areas and shady nooks throughout the grounds.

Floorplan



Ground Floor



First Floor

Total floor area: 81.6 sq.m. (879 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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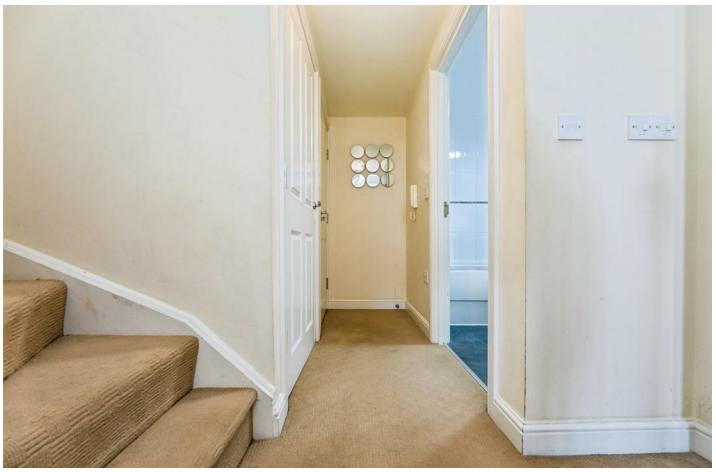






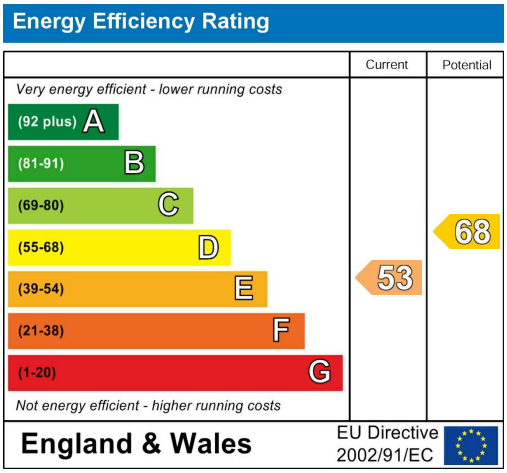


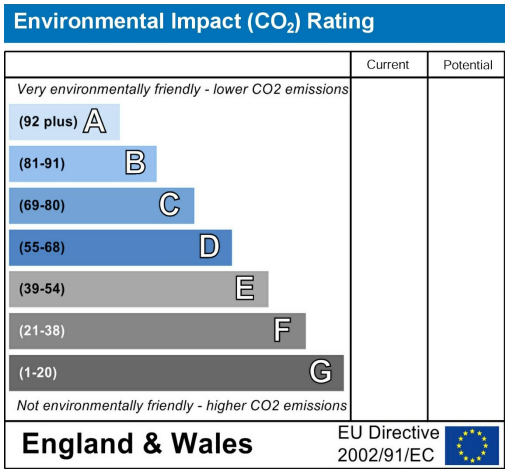







Energy Efficiency Graph

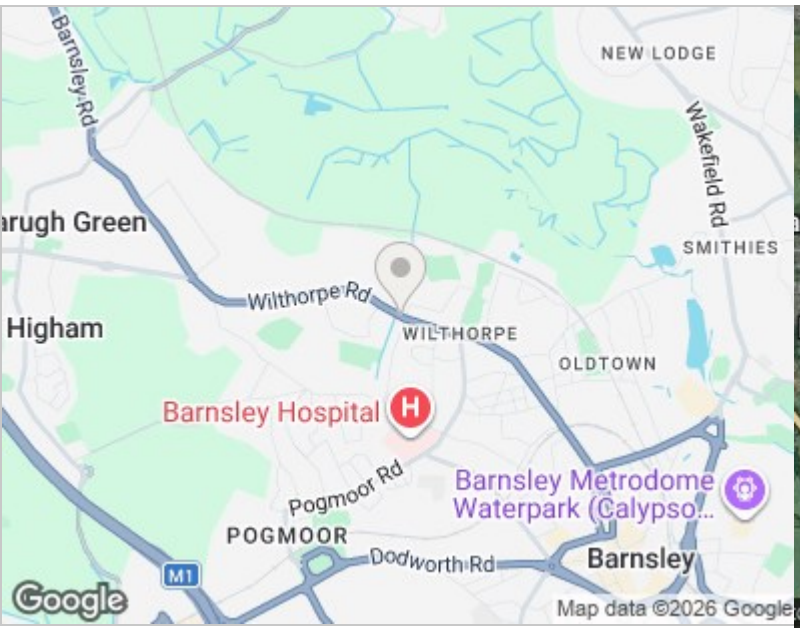




Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 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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