



37 Silverwood Road

For Sale £110,000

Woolley Grange, Barnsley, S75 5RU

Holroyd Miller have pleasure in offering for sale this well-presented modern ground floor flat situated on this popular and convenient development between Wakefield and Barnsley with easy access to J38/M1 and the train station at Darton for those travelling to either Sheffield or Leeds. Offering well-proportioned accommodation which has both gas fired central heating, UPVC double glazing and comprising; communal entrance hallway with intercom system, private reception hallway with storage cupboard, living room with dual aspect windows making this a light and airy room with double opening doors leading through to well-appointed kitchen with a range of light oak units, built in appliances including; oven and hob with extractor hood over, combined bathroom with shower over bath, two good sized bedrooms, allocated parking. Conveniently located within a short distance of Wakefield or Barnsley town centres and their excellent range of amenities. Viewing Essential to appreciate all that is on offer.

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GROUND FLOOR COMMUNAL ENTRANCE

With intercom system.

PRIVATE RECEPTION HALLWAY

With built in storage cupboard, central heating radiator.

LIVING ROOM

13' 11" x 14' 3" (4.26m x 4.35m)

With dual aspect double glazed windows makes this a light and airy room, central heating radiator, double opening doors lead through to...

KITCHEN

8' 4" x 8' 11" (2.55m x 2.74m)

Being well appointed with a range of modern light oak effect fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, tiling between the worktops and wall units, fitted oven and hob with extractor hood over, plumbing for automatic washing machine, double glazed window.

BEDROOM TO FRONT

8' 2" x 13' 7" (2.51m x 4.16m)

With double glazed window, central heating radiator, fitted wardrobes and overhead cupboards.

BEDROOM TO FRONT

8' 6" x 7' 6" (2.60m x 2.30m)

A good sized second bedroom with double glazed window, central heating radiator.

COMBINED BATHROOM

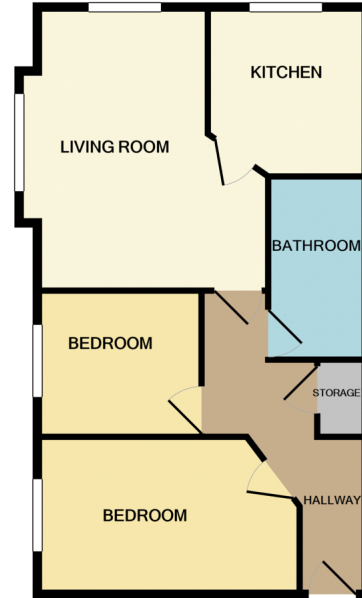
Furnished with modern white suite comprising; pedestal wash basin, low flush w/c, paneled bath with shower attachment and shower screen, electric shaver point, tiling, central heating radiator.

OUTSIDE

Allocated parking space. Please note the property is Lease hold on a term of 998years from 2005. (copy of the lease is available on request).

Ground Rent - £100.00

Service Charge - £850.00 per annum



TOTAL APPROX. FLOOR AREA 534 SQ.FT. (49.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		