



## 2 bed flat to buy in S74

32 Church Street, Jump, Barnsley,  
Barnsley, S74 0HY

**£72,000** Starting Bid

 x 2  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ 2 Bedroom
- ✓ Tenanted
- ✓ Ground Floor Apartment
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Arrange a viewing

Jason Nicholson  
Branch Manager  
North Auction

0191 425 1510  
north@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

### Entrance Hallway

A door opens into the entrance hallway which has a wall mounted electric heater.

### Kitchen/Living Area - 7.00 x 3.78 m (22'12" x 12'5" ft)

Having two double glazed window and patio doors that open into the garden areas. The room is divided into a kitchen area which has a range of wall and base units with an inset sink with mixer taps and a side drainer, electric hob with a chrome cooker hood over, electric oven, plumbing for a washing machine and down lights. The living areas has a TV aerial point and there are two wall mounted electric heaters.

### Bedroom One - 3.61 x 3.20 m (11'10" x 10'6" ft)

Having a double glazed window and a wall mounted electric heater.

### Bedroom Two - 2.78 x 2.39 m (9'1" x 7'10" ft)

Having a double glazed window and a wall mounted electric heater.

### Shower Room - 2.78 x 1.22 m (9'1" x 4'0" ft)

With a shower cubical with electric shower, low flush WC, wash hand basin, extractor fan and a electric heater.

### Outside

There are communal garden area and parking.

Council Tax Band: A

Tenure: Leasehold

Price: Starting Bid £72,000

Property Type: Flat

Parking: Allocated

Year built: 2019

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      | 72        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

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Contact your local branch today for more information on this property:

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