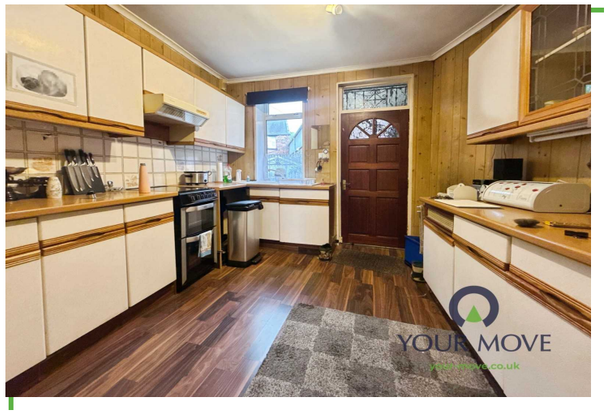


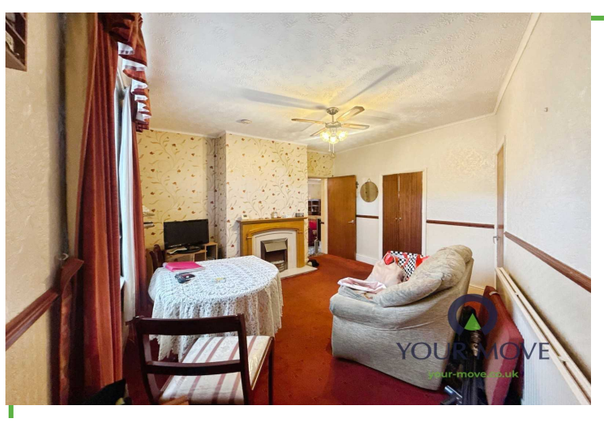














Stocks Lane, Barnsley, S75

Guide Price: £78,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Stocks Lane, Barnsley, S75

Guide Price: £78,000 Tenure: FREEHOLD

Council Tax Band: A
EPC Rating: TBC
Local Authority: Barnsley Metropolitan borough council.

Other important information which you will need to know about this property can be found at your-move.co.uk

Offered at a reduced starting bid of £78,000 through the modern method of auction is this double fronted terrace home offered with no onwards chain and needs to be internally inspected to truly appreciate the opportunity on offer! CALL NOW!

Description
For sale is this three-bedroom terraced house offering generous floorspace and a versatile layout, situated on Stocks Lane in the popular S75 area of Barnsley. The property is in need of full renovation, presenting an excellent opportunity for buyers looking to modernise and add value.

The ground floor currently provides two separate reception rooms, both of good proportions, with traditional ceiling details and fireplaces. A rear-facing kitchen offers direct access to the outside space and could be reconfigured to create a more contemporary dining-kitchen, subject to requirements. Upstairs, there are three bedrooms and a family bathroom arranged off the landing, giving flexibility for families, sharers or those needing a home office.

Externally, the property benefits from a low-maintenance rear yard with scope for landscaping or storage.

Stocks Lane is well placed for Barnsley town centre, with a range of shops, supermarkets and cafés within easy reach. Nearby Locke Park offers open green space, play areas and walking routes. The area is served by local primary and secondary schools within a short drive.

Barnsley railway station is approximately 15–20 minutes' walk away, providing direct services to Sheffield and Leeds, with journey times of around 25–35 minutes, as well as connections towards Huddersfield and Manchester. Road links are strong, with convenient access to the M1 via Junction 37.

Council Tax Band A. Offered with no onward chain, this property is ideal for buyers seeking a project in a well-connected Barnsley location.

Living Room
12'7" x 23'11" (3.84m x 7.3m)

Dining Room
18'6" x 12'6" (5.64m x 3.8m)

Kitchen
10'4" x 10'1" (3.15m x 3.07m)

First floor landing

Bedroom One
12'6" x 12'8" (3.8m x 3.86m)

Bedroom Two
10'5" x 10'11" (3.18m x 3.33m)

Bedroom three
13' x 12'7" (3.96m x 3.84m)

Bathroom
7'7" x 13'3" (2.3m x 4.04m)

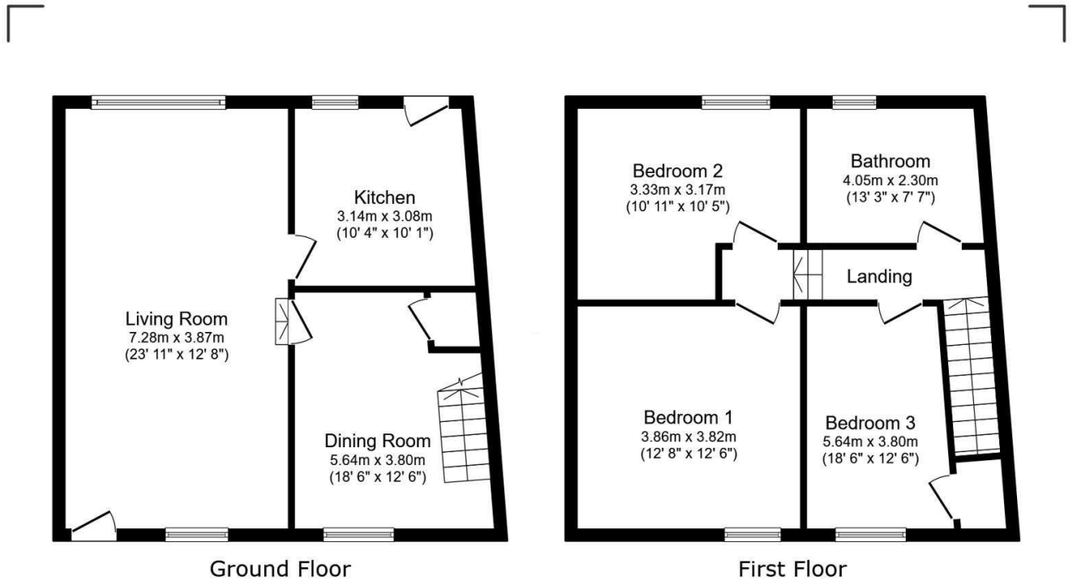
Rear Garden

Single garage

Auction T's & C's
This property is for sale by the Modern Method of This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

Auction T's & C's continued
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

For full EPC please contact the branch.



Total floor area: 104.2 sq.m. (1,121 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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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.