



**Oaken Royd Croft
Elsecar
Barnsley
South Yorkshire
S74 8AX**

Offers In Excess Of £95,000

bettermove

Oaken Royd Croft Barnsley

Bettermove are proud to present this 2 bedroom ground floor flat in Elsecar, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated parking space. The council tax band is A.

This is a share of freehold property with 135 years remaining on the lease; the ground rent is £150 per annum and the service charge is approximately £1,000 per annum.

The interior of this well presented property comprises an spacious open plan living room with fitted kitchen, 2 bedrooms and the family bathroom. The exterior boasts a rear garden, perfect for enjoying the summer months.

Located in the popular village of Elsecar, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Elsecar Train Station, the M1 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

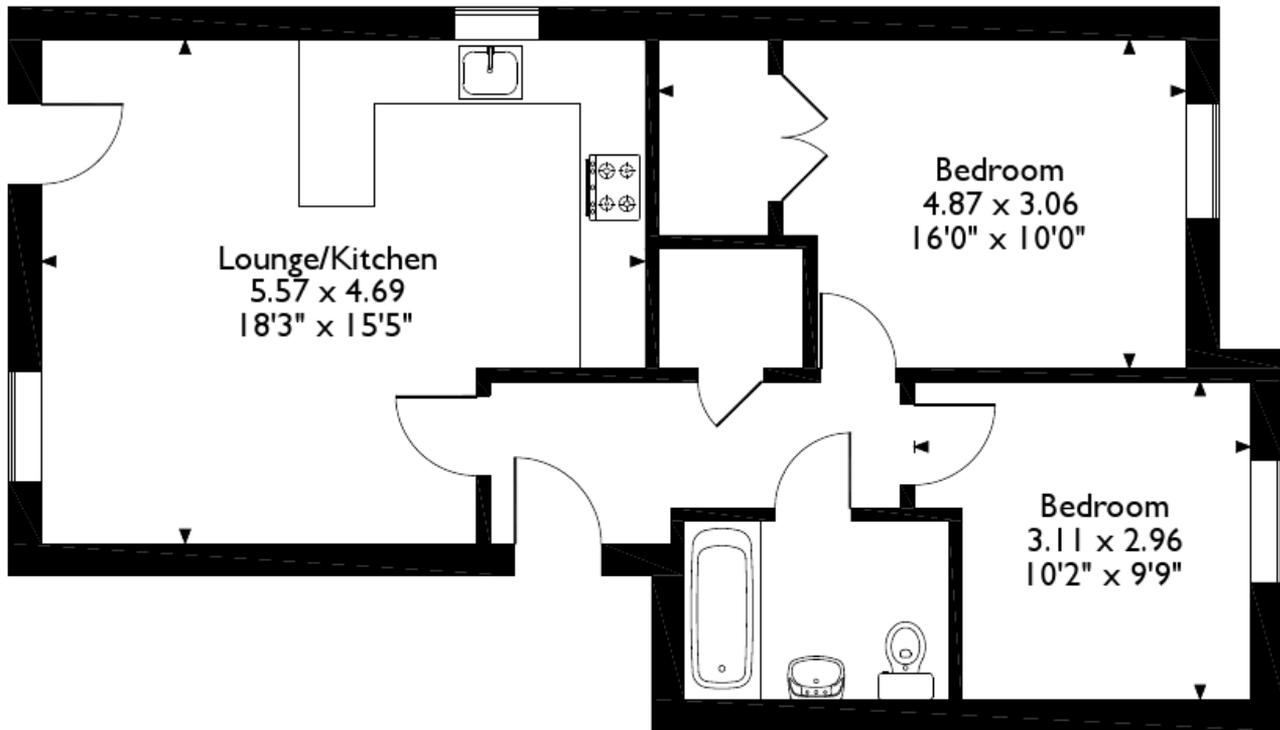
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Oaken Royd Croft, Elsecar, Barnsley, South Yorkshire
 Approximate Gross Internal Area
 58 Sq M/624 Sq Ft



Ground Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC  | |



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