

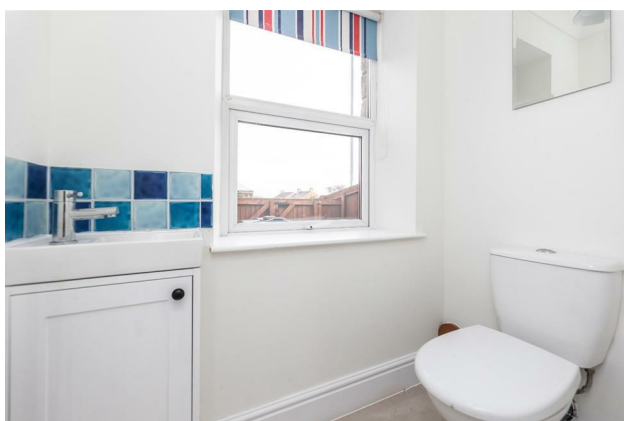
# HUNTERS®

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**42 High Street, Great Houghton, Barnsley, S72 0AS**

**Offers Over £160,000**

**Property Images**



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## Property Images





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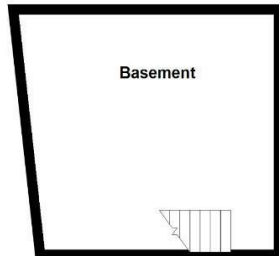
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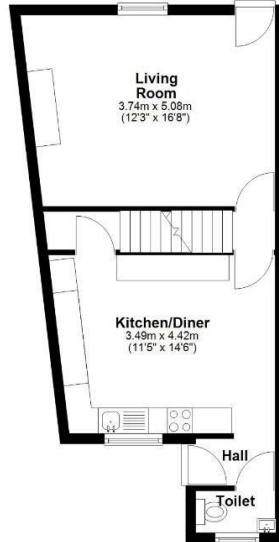
## Basement

Approx. 22.1 sq. metres (238.3 sq. feet)



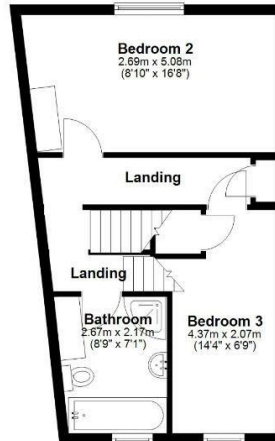
## Ground Floor

Approx. 40.7 sq. metres (437.8 sq. feet)



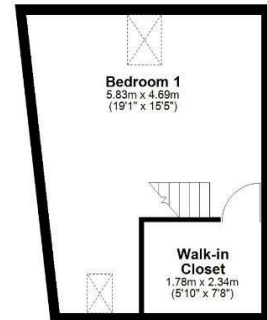
## First Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



## Second Floor

Approx. 25.4 sq. metres (273.3 sq. feet)



Total area: approx. 125.8 sq. metres (1354.3 sq. feet)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Map



## Details

Type: House - End Terrace Beds: 3 Bathrooms: 1 Reception: 1  
Tenure: Freehold

### THE SETTING:

Great Houghton is the perfect location for access to neighbouring towns of Barnsley, Rotherham and Pontefract. The village itself features an array of amenities and has excellent public transport routes. High Street is one of the main streets through Great Houghton and this property is situated at the end of a row of very well maintained stone built terraced properties sat in front of allotments.

### THE PROPERTY:

Upon entering the property, a freshly decorated spacious living room with new carpets greets you. As with all rooms in this property the living room features high ceilings, a large window and ample space for furniture. The staircase runs up the middle of the property providing access to the first floor and to the rear is the newly renovated kitchen-diner; featuring a range of base and wall units with ivory shaker style doors and chrome handle. There are brand new appliances including an induction hob and integral oven, there is ample worktop space and stainless steel sink under the large sash style window allowing for lots of natural light and finally space for a family dining table. There is spacious cellar accessed via the kitchen providing lots of extra storage space and the brand new boiler with 5 years warranty is situated at the top of the the cellar stairs. Completing the ground floor is a door providing access to the rear courtyard and a downstairs cloakroom with wc and basin with complimentary tiles.

The rooms on the first floor are all newly decorated with new carpets, there is a double bedroom, single bedroom and beautiful house bathroom comprising a bath, walk-in rainfall shower cubicle, hand-basin, w/c and towel rail; finishing the room with modern wall and floor tiles. Completing this floor is a handy storage cupboard. On the second floor you will find the master bedroom. This bedroom again benefits from new carpets and new decor and is very generous in size, off the bedroom is a dressing area/walk in closet that could also make a great space for working from home.

### OUTSIDE SPACE:

To the rear of this property is a low-maintenance paved garden excellent for dining al fresco over the summer overlooking the allotments, with a secure outbuilding perfect for extra storage, there is a further outbuilding set back from the property. To the front and side of the property there is on street parking.

In summary, this home benefits from a lovely modern finish throughout. This property would make the perfect starter home, investment property or family home. Call us to arrange a date and time to view.

HUNTERS are delighted to introduce to the market this stone built modern, three-bedroom end terraced property situated in the bustling village of Great Houghton. Briefly comprising; living room, kitchen-diner, three good-sized bedrooms, bathroom and downstairs wc, viewing is essential to appreciate the space and style of the property on offer.

## Features

- STONE BUILT END TERRACED PROPERTY • NEWLY RENOVATED • MODERN KITCHEN & BATHROOM • WALK-IN CLOSET TO MASTER • SPACIOUS ROOMS THROUGHOUT • BRAND NEW BOILER WITH WARRANTY • ENCLOSED REAR YARD WITH OUTBUILDINGS • FREEHOLD • COUNCIL TAX BAND A • EPC RATING D