

HUNTERS[®]

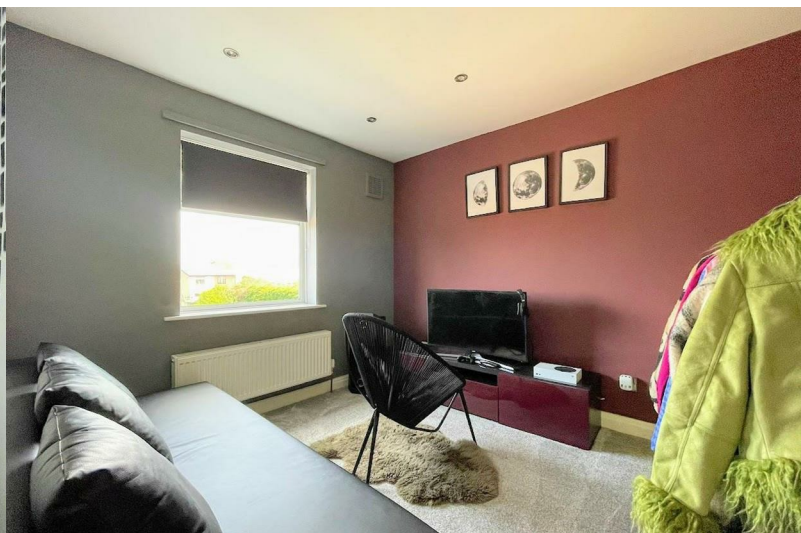
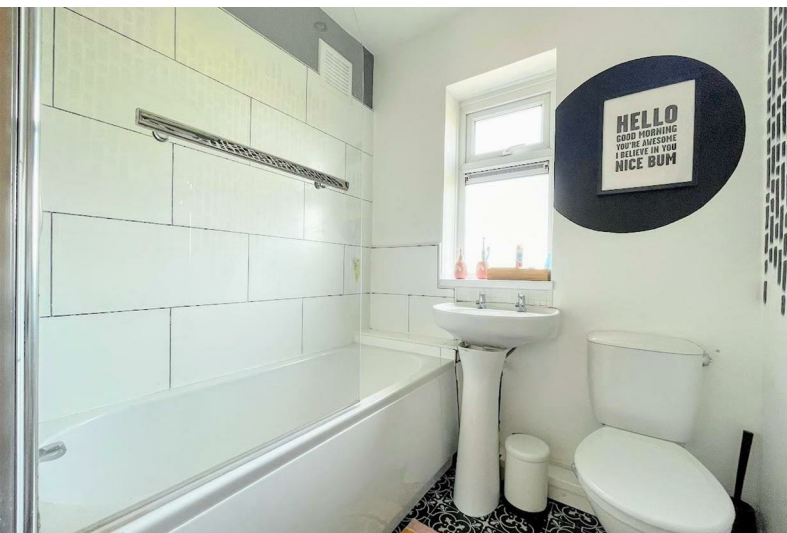
HERE TO GET *you* THERE



13 Claycliffe Avenue

Barnsley, S75 1HJ

Offers Over £160,000



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Entrance

Welcomed into the property via the composite entrance door into the hall having stairs rising to the first floor with fitted carpet and access to rooms on the ground floor.

Lounge

12'5" x 13'0" (3.79 x 3.97)

The lounge provides laminate flooring, a wall mounted radiator and a PVCu double glazed window to the front elevation.

Kitchen

8'10" x 21'11" (2.7 x 6.68)

The kitchen is fitted with a range of wall and base units including an inset sink and drainer with a mixer tap over, space for a cooker, space and plumbing for a washing machine, LED spot lighting to the ceiling, under unit spot lighting, laminate flooring, a wall mounted vertical radiator, two elevated PVCu double glazed window and an elevated door leading to the rear garden.

Bedroom One

13'6" x 14'4" (4.12 x 4.36)

The first bedroom offers fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

Bedroom Two

9'7" x 10'6" (2.91 x 3.19)

The second bedroom provides fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

Bathroom

The house bathroom features a three piece suite

comprising a low flush WC, pedestal wash hand basin and panel bath with shower over. Also with a wall mounted towel radiator and an elevated PVCu double glazed window.

Garage

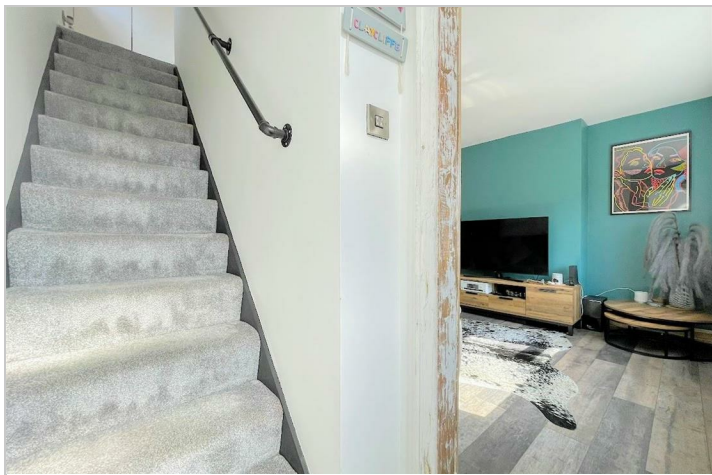
9'5" x 19'2" (2.86 x 5.84)

Providing ample storage space.

Salon

8'8" x 10'5" (2.63 x 3.17)

Located to the rear of the garage currently accommodating a salon.



Road Map



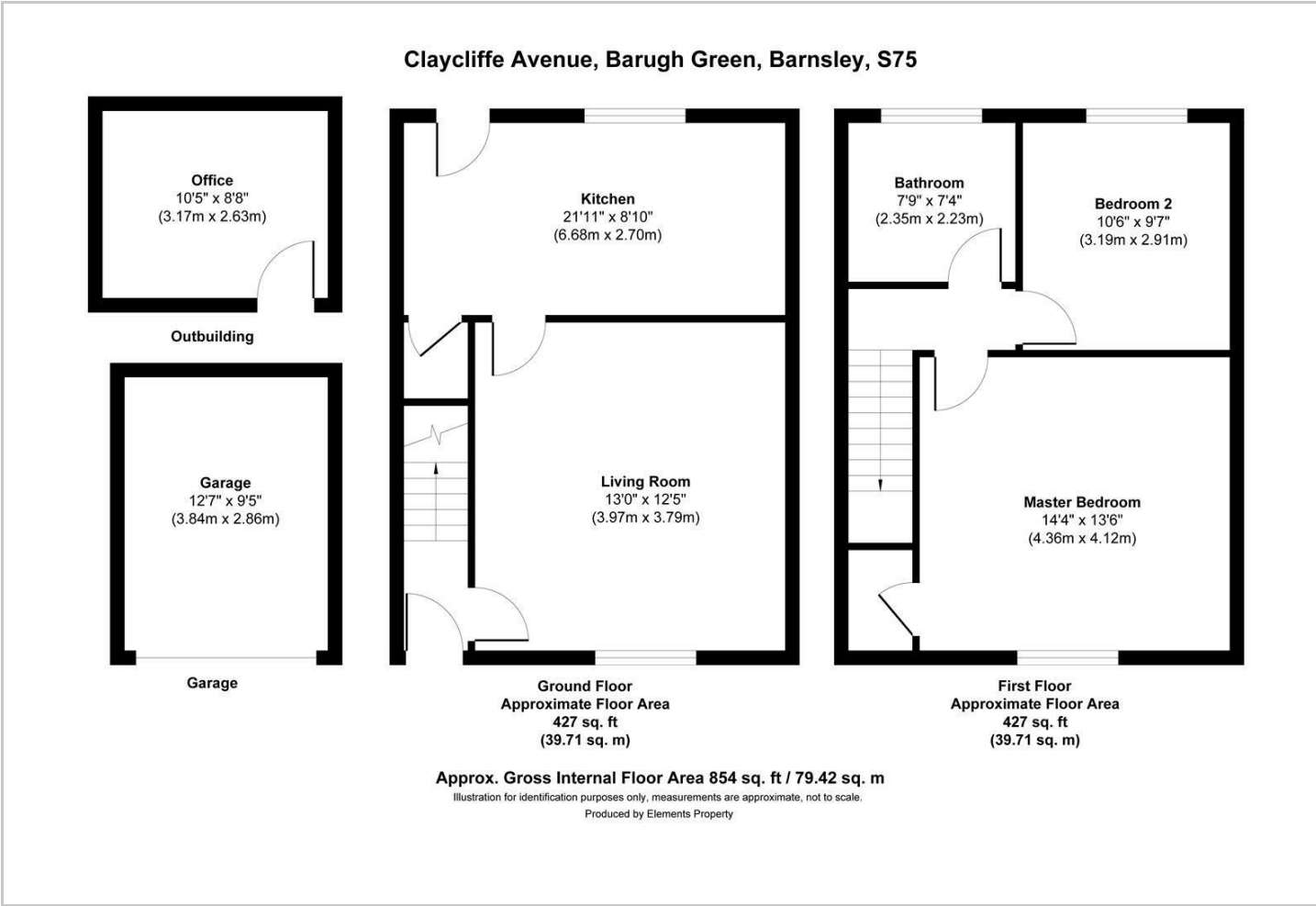
Hybrid Map



Terrain Map



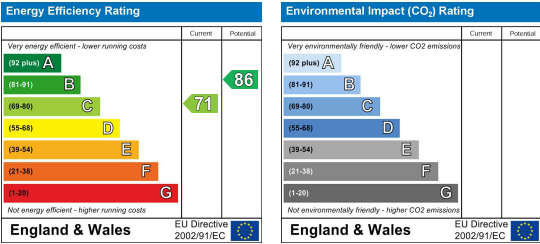
Floor Plan



Viewing

Please contact our Hunters Barnsley Office on 01226 447155 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.