

HUNTERS®

HERE TO GET *you* THERE

HUNTERS®

HERE TO GET *you* THERE

19 The Gate, Dodworth, Barnsley, S75 3LE

19 The Gate, Dodworth, Barnsley, S75 3LE

Guide Price £130,000

GUIDE PRICE £130,000 - £140,000

Situated in the charming area of Dodworth, Barnsley, this fully renovated two-bedroom terraced house offers a delightful blend of modern comfort and traditional charm. The property is situated in a convenient location, making it an ideal choice for both first-time buyers and those looking to downsize.

Upon entering, you are welcomed into a cosy living area that features a charming log burner, perfect for creating a warm and inviting atmosphere during the colder months. The space is designed for relaxation and socialising, making it an excellent setting for entertaining friends and family.

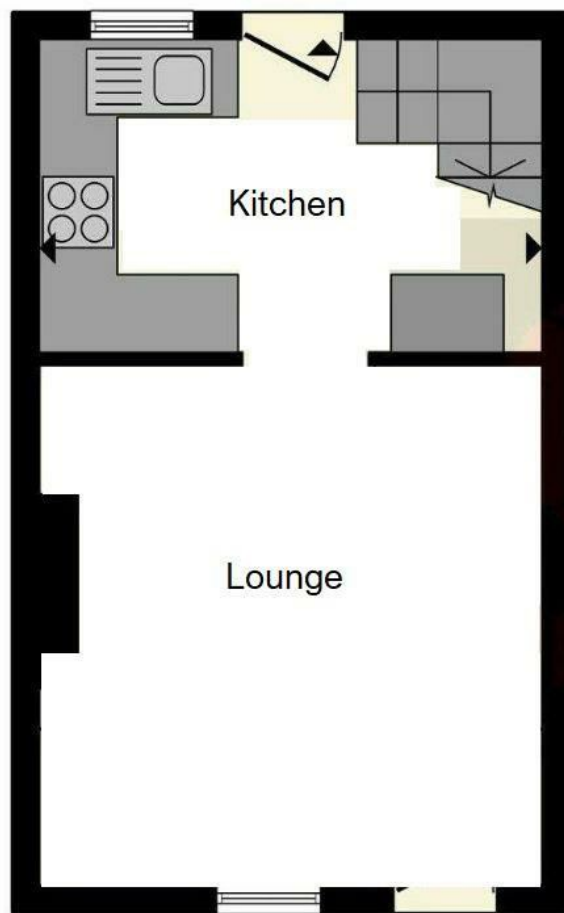
The modern kitchen is a standout feature of this home, equipped with contemporary fittings that cater to all your culinary needs. It provides a functional yet stylish space for cooking and dining, ensuring that meal preparation is a pleasure rather than a chore.

The property boasts two well-proportioned bedrooms, offering ample space for rest and relaxation. The stylish marble bathroom adds a touch of luxury, providing a serene retreat for unwinding after a long day.

For those with vehicles, parking is conveniently available to the rear of the property, adding to the practicality of this lovely home.

In summary, this terraced house in The Gate, Dodworth, presents an excellent opportunity to acquire a beautifully renovated property that combines modern living with comfort. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming house your new home.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155
barnsley@hunters.com | www.hunters.com



Ground Floor



First Floor

Total floor area 50.4 sq.m. (542 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
	60	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

LOUNGE

14'9" x 13'1"

Welcomed into the property via the composite double glazed door, the lounge offers engineered hard wood flooring, a log burner fire with a stone feature surround, a wall mounted radiator and a PVCu double glazed window to the front elevation.

KITCHEN

12'10" x 9'2"

The kitchen is fitted with a range of modern wall and base units with granite work tops over featuring integral appliances that includes an electric double oven, four ring electric hob with extractor fan over and an inset sink and drainer with a swan neck mixer tap over. Also with LED spot lighting to the ceiling, engineered hard wood flooring, stairs rising to the first floor with fitted carpe...

LANDING

7'10" x 11'6"

Providing fitted carpets and access to rooms on the first floor.

BATHROOM

8'6" x 5'11"

The fully tiled house bathroom features a three piece modern suite comprising a low flush WC, wash hand basin and a large walk in shower cubicle. Also with LED spot lighting to the ceiling, an elevated PVCu double glazed window and a wall mounted towel radiator.

BEDROOM ONE

12'10" x 10'10"

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

BEDROOM TWO

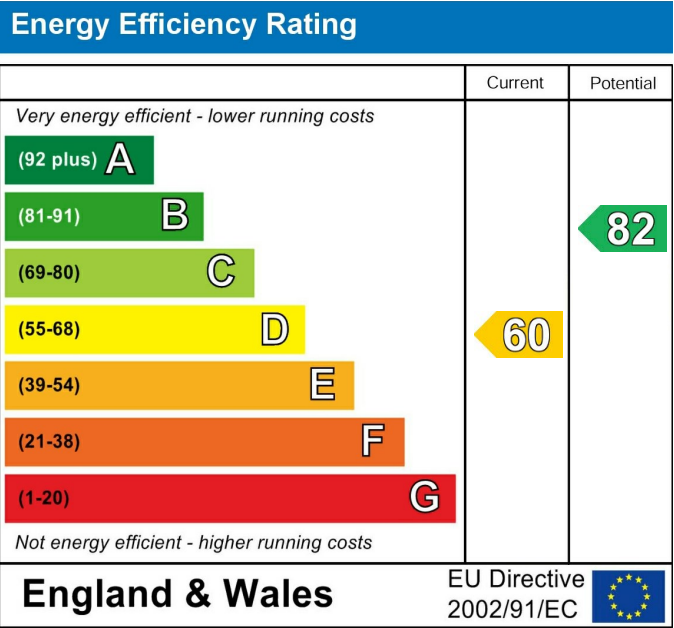
10'10" x 5'3"

The second bedroom provides engineered hard wood

flooring, a wall mounted radiator and an elevated PVCu double glazed window.

EXTERNALLY

To the front of the property offers an enclosed low maintenance buffer garden with a large pebbled area and block paved pathway to the entrance door. The rear features a low maintenance blocked paved area and drive.



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. 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.







