

HUNTERS[®]

HERE TO GET *you* THERE



Middlecliff Lane

Little Houghton, Barnsley, S72 0HU

£80,000



23 Middlecliff Lane

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Lounge

12'11" x 13'3" (3.94 x 4.03)

Entering to the property via the composite entrance door into the lounge with laminate flooring, a gas fire with a feature surround, a wall mounted radiator and and a front facing PVCu double glazed window.

Kitchen

7'10" x 9'10" (2.39 x 3)

The kitchen is fitted with a range of wall and base units with space for a cooker, space and plumbing for a washing machine, tiled flooring, a wall mounted radiator, a rear facing PVCu double glazed window and door accessing the rear garden.

Bedroom One

11'7" x 14'3" (3.52 x 4.35)

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

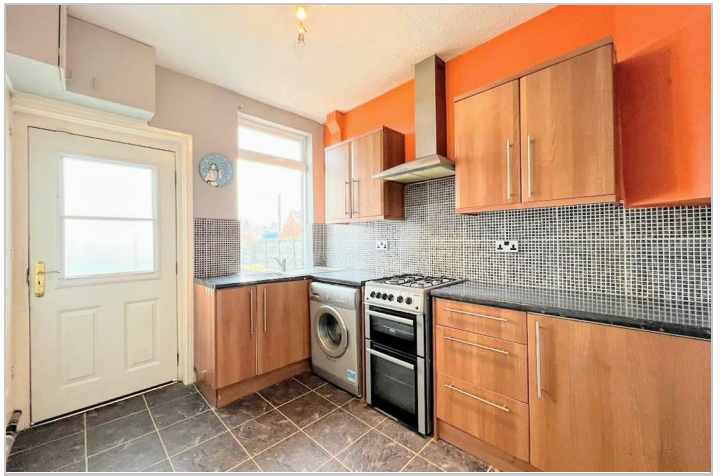
Bathroom

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

Bedroom Two

12'2" x 13'3" (3.72 x 4.03)

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



Road Map



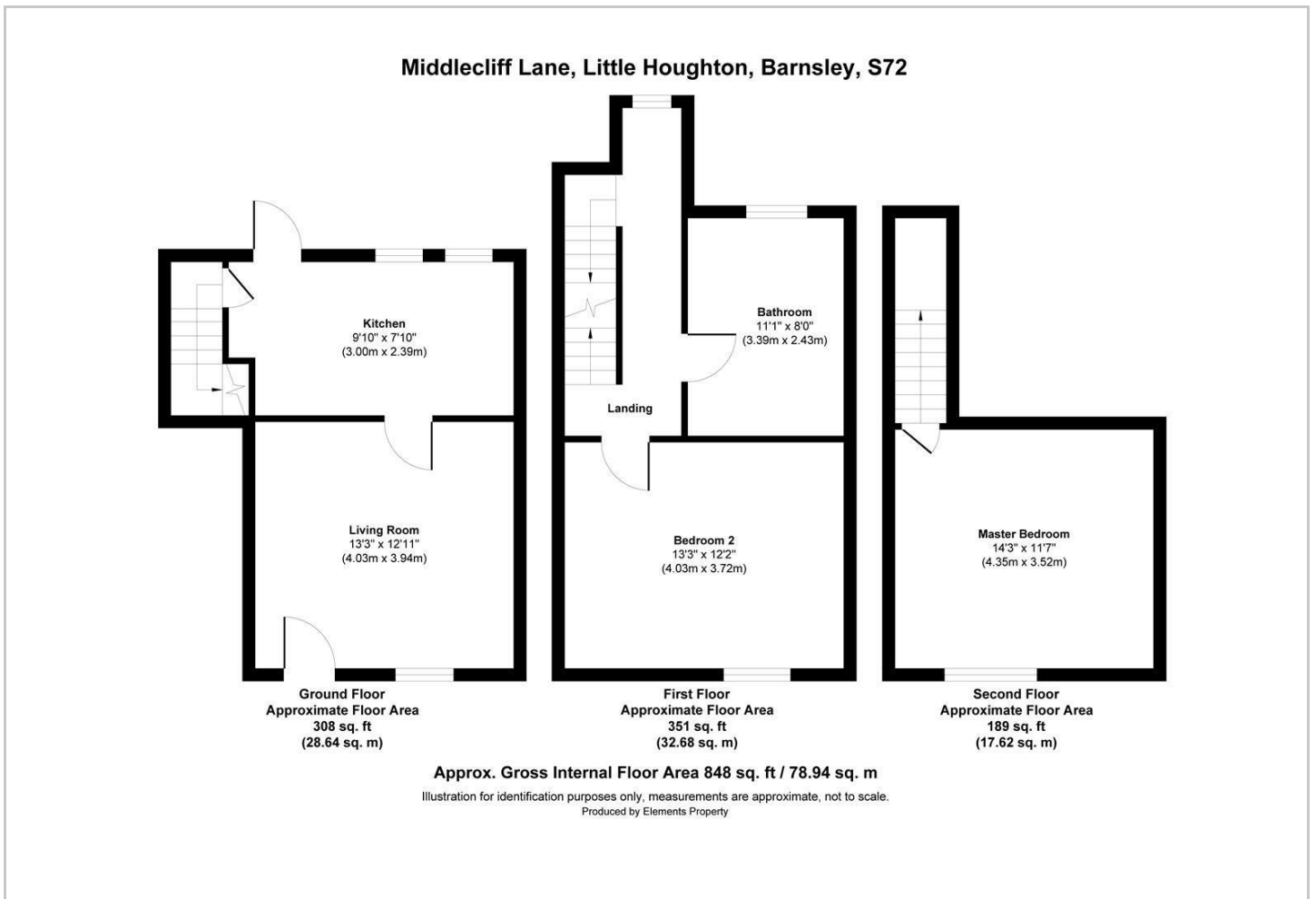
Hybrid Map



Terrain Map



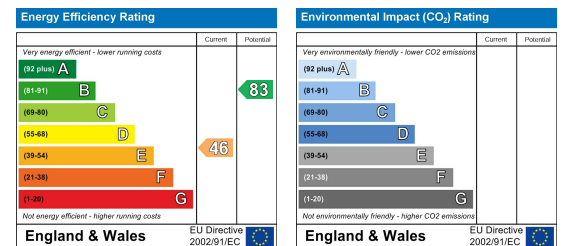
Floor Plan



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.