

# HUNTERS<sup>®</sup>

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## School Street

Darton, Barnsley, S75 5HH

Offers Over £90,000



# 32 School Street

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## Lounge

14'1" x 14'1" (4.3 x 4.3)

Welcomed into the property via the composite entrance door into the lounge with laminate flooring, a wall mounted radiator and a PVCu double glazed window to the front elevation.

## Kitchen

9'10" x 14'1" (3 x 4.3)

The kitchen is fitted with a range of wall and base units featuring integral appliances that includes an electric oven, four ring gas hob with extractor fan over and an inset sink and drainer with a swan neck mixer tap over. Also with partially tiled walls, vinyl finished flooring, a wall mounted radiator, a rear facing PVCu double glazed window and door accessing the rear garden.

## Bathroom

The house bathroom features a three piece suite comprising a low flush WC, pedestal wash hand basin and penal bath with shower over. Also with partially tiled walls, vinyl finished flooring, a wall mounted radiator and an elevated PVCu double glazed window.

## Bedroom One

9'10" x 12'2" (3 x 3.7)

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

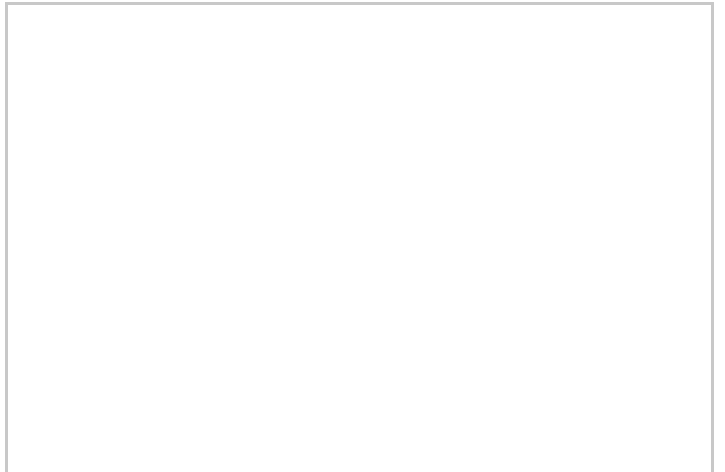
## Bedroom Two

6'7" x 8'2" (2 x 2.5)

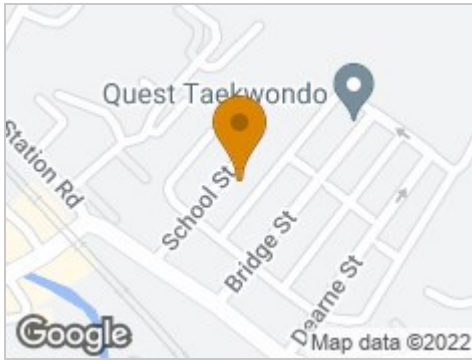
The second bedroom includes fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

## Externally

To the rear features an enclosed low maintenance garden with block paved pathway and a large pebbled area.



## Road Map



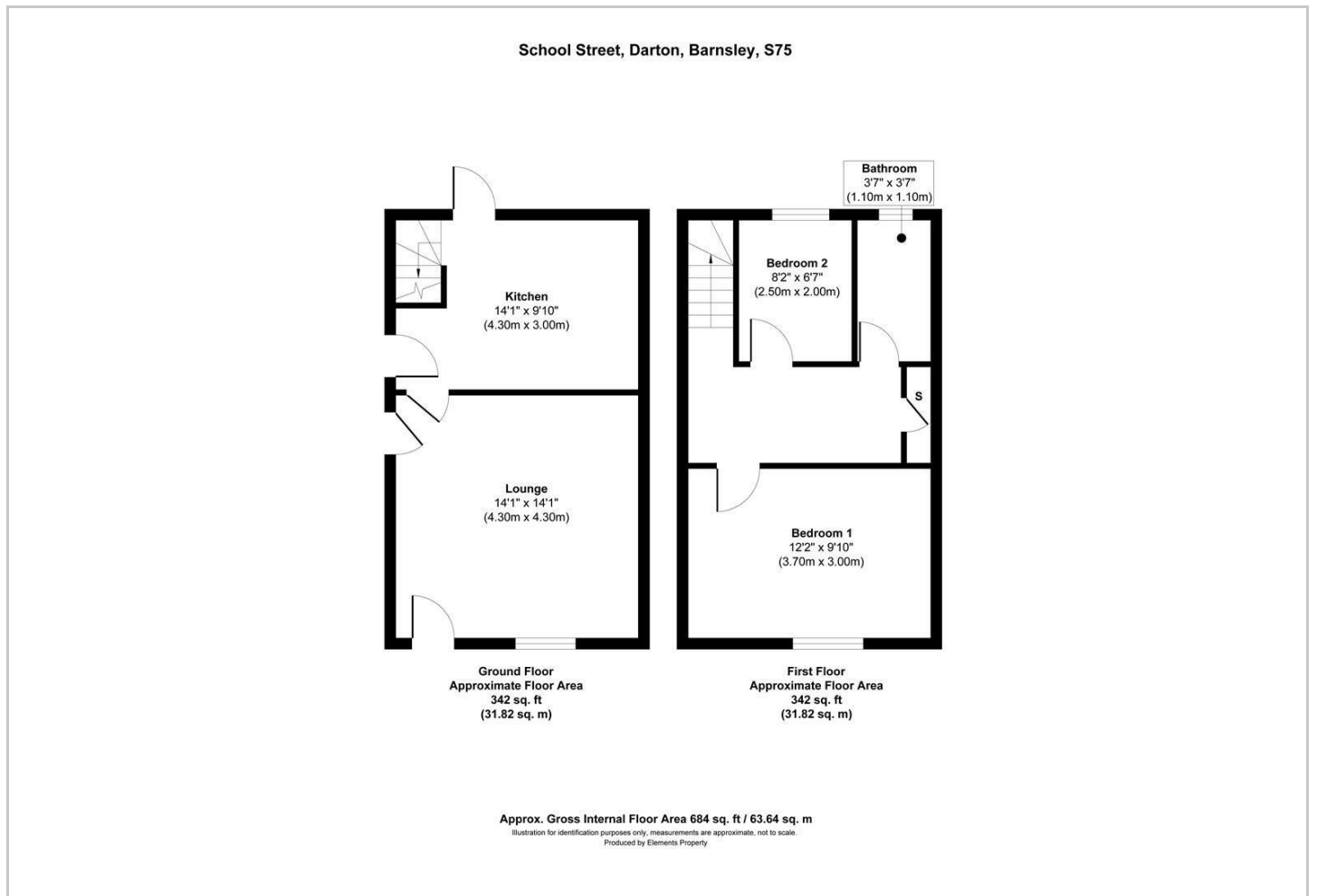
## Hybrid Map



## Terrain Map



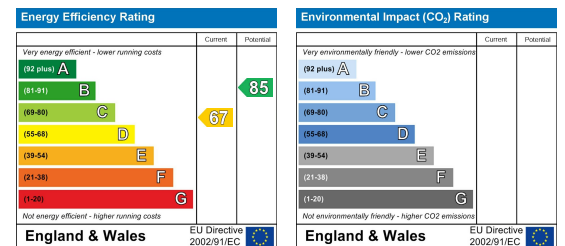
## Floor Plan



## 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.