

HUNTERS[®]

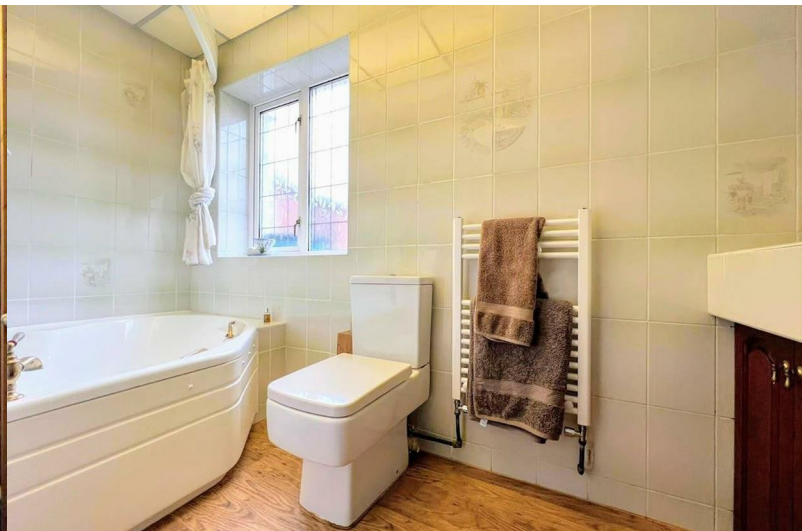
HERE TO GET *you* THERE



Edderthorpe Lane

Darfield, Barnsley, S73 9AT

Offers In The Region Of £250,000



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Entrance Hall

16'10" x 17'10" (5.13 x 5.44)

Welcomed into the property via the composite entrance door into the hall with tiled flooring, stairs rising to the first floor, a wall mounted radiator and access to rooms on the ground floor.

Lounge

12'0" x 13'0" (3.66 x 3.95)

The lounge provides fitted carpets, a wall mounted radiator, a log burner fire and an elevated PVCu double glazed window.

Dining Room

12'3" x 12'11" (3.74 x 3.93)

The dining room offers fitted carpets, a wall mounted radiator and an elevated double glazed window.

Kitchen

9'7" x 12'11" (2.92 x 3.93)

The kitchen is fitted with a range of modern wall and base units with an inset sink and drainer with a mixer tap over. Also with original exposed beams, space for a cooker, space and plumbing for a washing machine, tiled flooring, a wall mounted radiator and a rear facing double glazed window and door leading to the conservatory.

Conservatory

7'3" x 11'5" (2.2 x 3.49)

The half brick half PVCu conservatory provides tiled flooring, elevated double glazed windows and door leading to the rear garden.

Bathroom

The house bathroom features a three piece suite comprising a low flush WC, vanity wash hand basin

and panel bath. Also with laminate flooring, a wall mounted radiator and an elevated PVCu double glazed window.

Bedroom One

10'0" x 16'4" (3.06 x 4.97)

The first bedroom provides fitted carpets, a wall mounted radiator and two elevated double glazed windows.

En-Suite

Leading from the first bedroom is the modern en suite offering a three piece suite which includes a low flush WC, wash hand basin and large wet room shower area.

Bedroom Two

10'3" x 10'6" (3.12 x 3.2)

The second bedroom has oak wood flooring, integral wardrobes, a wall mounted radiator and two elevated double glazed windows.

En-Suite.

Leading from the second bedroom is the en suite offering a low flush WC, wash hand basin and step in shower cubicle.

Bedroom Three

7'3" x 12'11" (2.21 x 3.93)

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

Garage

11'0" x 46'1" (3.35 x 14.04)

Providing ample storage space with power and lighting.

Tel: 01226 447155



Road Map



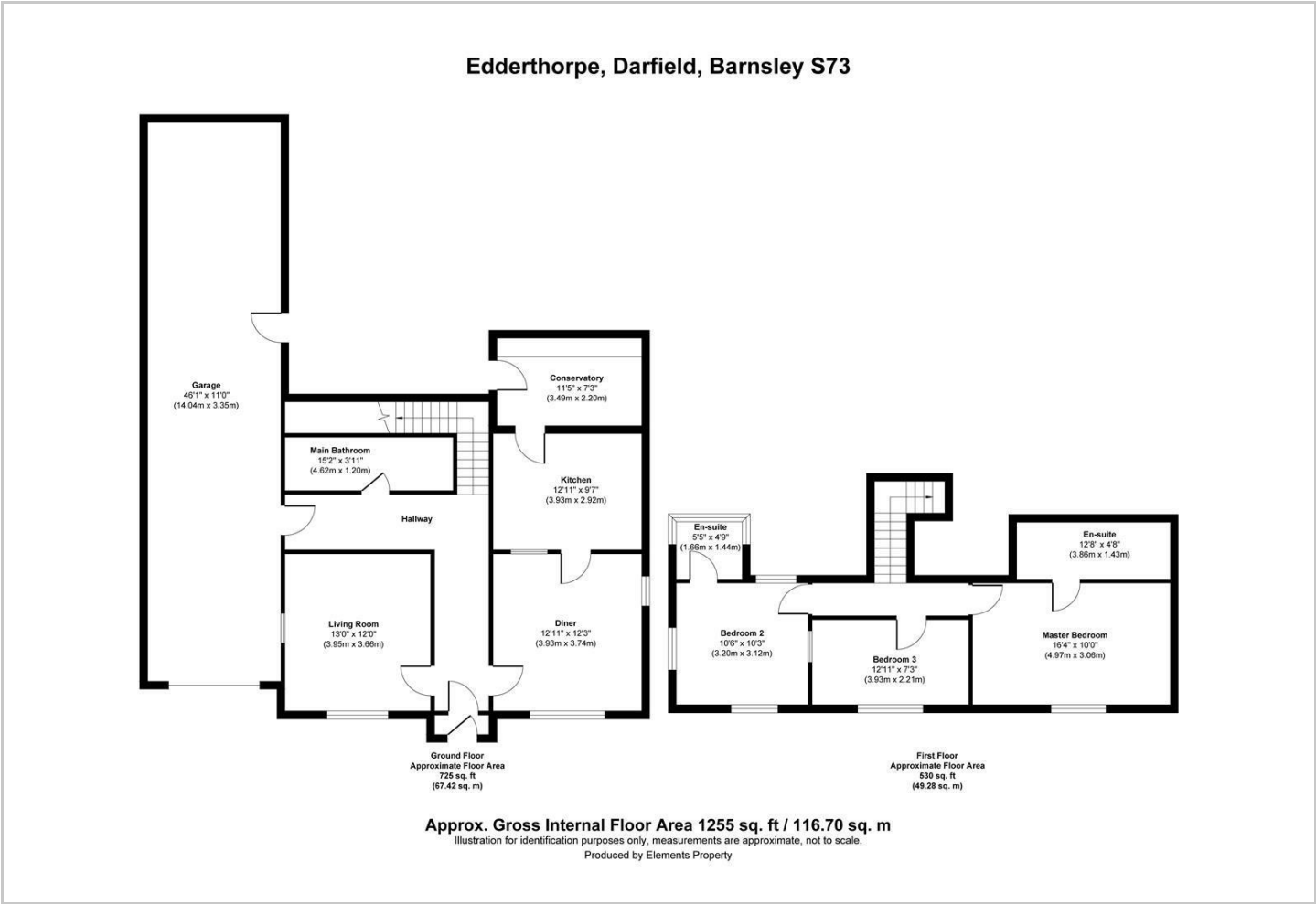
Hybrid Map



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.