

HUNTERS[®]

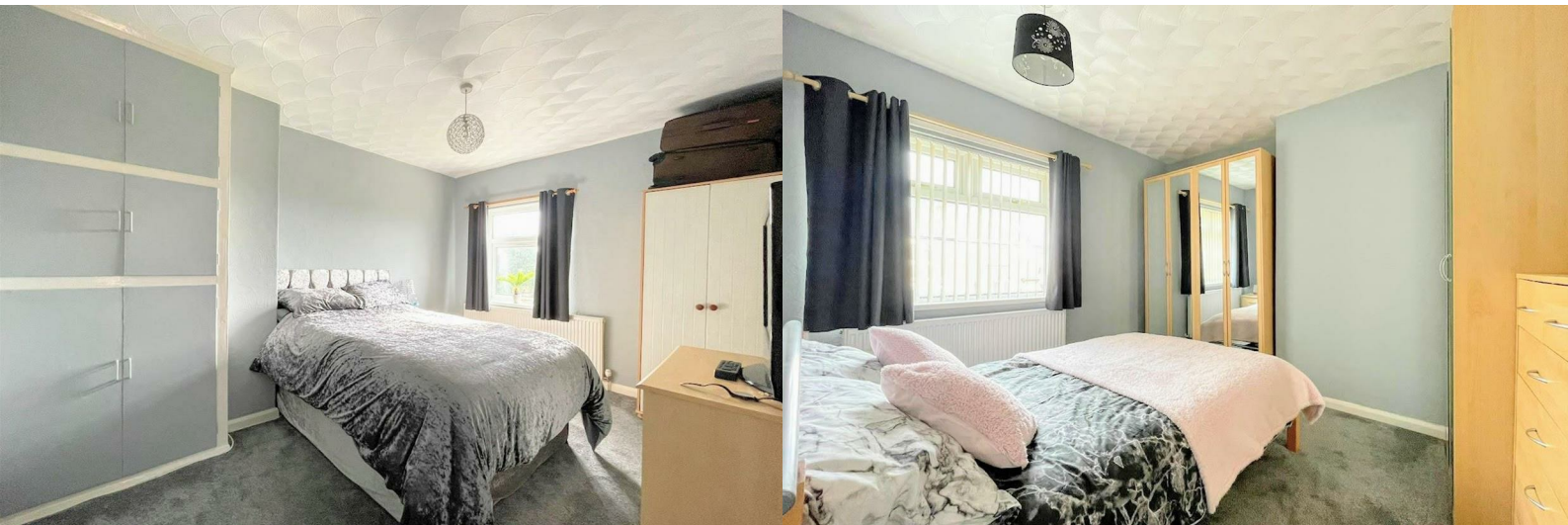
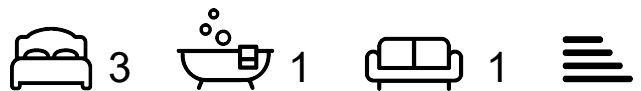
HERE TO GET *you* THERE



19 The Grove

Barnsley, S72 8AR

Offers Over £150,000



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Entrance

Welcomed into the property via the entrance door with stairs rising to the first floor and access to rooms on the ground floor.

Lounge

13'9" x 14'1" (4.2 x 4.3)

The lounge offers laminate flooring, an electric fire with a feature surround, a wall mounted radiator and two elevated PVCu double glazed windows to the front elevation.

Kitchen Dining Room

9'10" x 18'1" (3 x 5.5)

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 mixer tap over. Also with tiled flooring, a wall mounted radiator and two elevated PVCu double glazed windows and a door leading to the rear garden.

Sun Room

7'3" x 7'7" (2.2 x 2.3)

The sun room provides PVCu double glazed windows, tiled flooring and a PVCu double glazed door leading to the rear garden.

Bedroom One

9'10" x 13'1" (3 x 4)

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

Bedroom Two

9'10" x 11'6" (3 x 3.5)

The second bedroom includes fitted carpets, a wall

mounted radiator and an elevated PVCu double glazed window.

Bedroom Three

7'3" x 9'10" (2.2 x 3)

The second bedroom includes 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 radiator and an elevated PVCu double glazed window.



Road Map



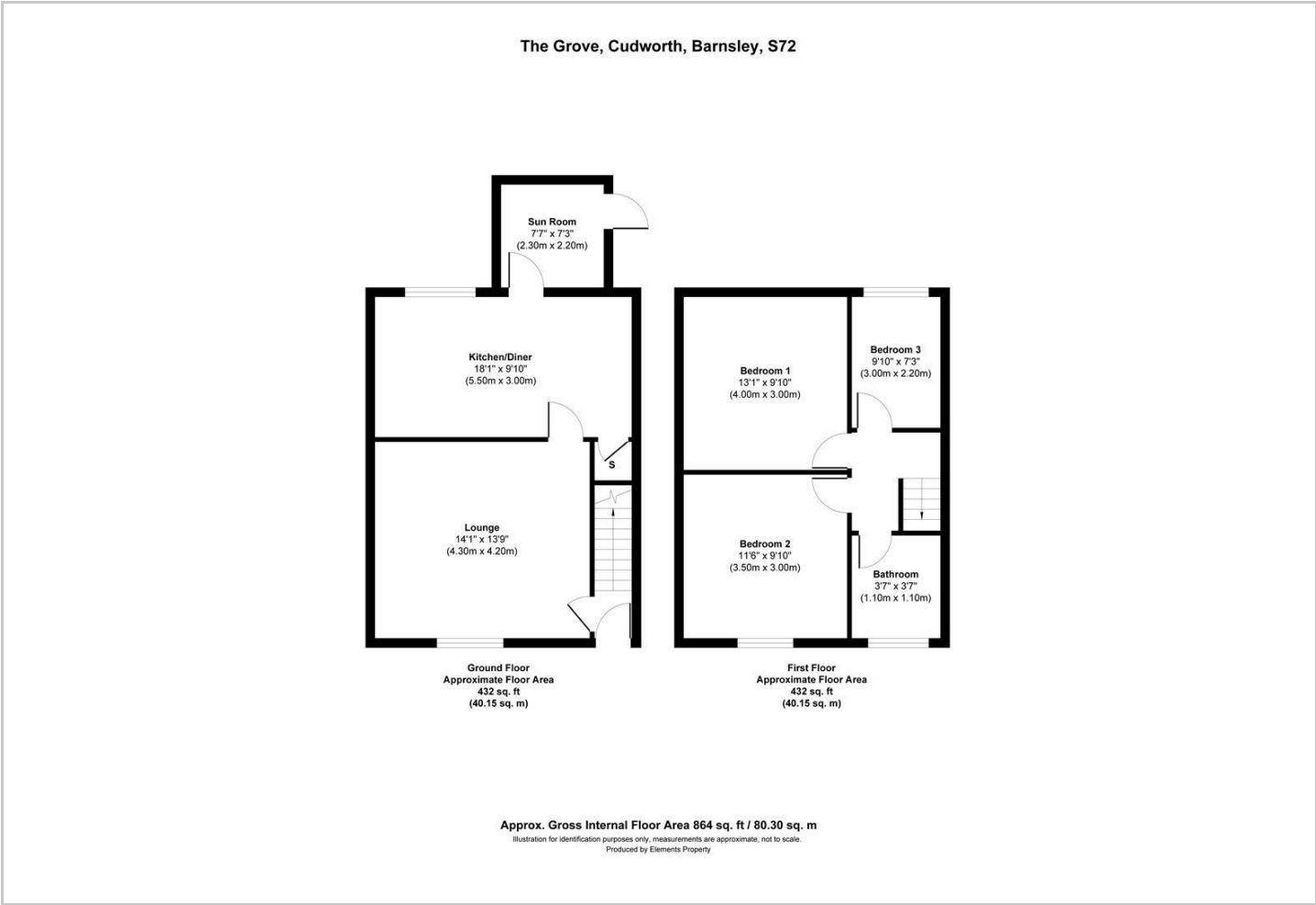
Hybrid Map



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.