



Malt Kiln Row, Barnsley

Yorkshire, S75 4HH

Guide Price £315,000



Malt Kiln Row, Barnsley

DESCRIPTION

Guide Price £315,000 to £325,000

Hunters are delighted to welcome this unique, characteristic two double bedroom cottage property in the highest demand location of Cawthorne, Barnsley. This beautifully designed property has been completed to a standard of the highest calibre throughout. The village of Cawthorne has many attractions such as the local cricket club, Cannon Hall Farm, the Trans Pennine Trail and a number of local pubs (the most popular being The Spencer's Arms). Ideally close to the Cawthorne school maintaining their high standard Ofsted report and easy access to the M1 network. The property briefly comprises of an open plan lounge area, kitchen, landing, a family bathroom, two bedrooms and a rear yard. The property also has the further benefit of a garage which can be leased (please request more information).



ROOMS

Lounge
20'8" x 13'1"



Entering the property into the open plan lounge area, which is fitted with solid oak flooring and underfloor heating. The lounge also includes a multi-fuel burning stove and provides access to the rear yard and kitchen.

Kitchen
11'5" x 8'10"



This Tom Howley bespoke kitchen has been finished with Silestone

worktops and includes an inset sink and drainer with a swan neck mixer tap over which has instant boiling water. The kitchen has under floor heating and Meile appliances such as an integral electric oven and four ring induction hob.

landing

The landing provides access to a storage cupboard and all rooms on the first floor.

Bathroom



The house bathroom is tiled with Carera marble and Samuel Heath fixtures and fittings. Featuring a three-piece suite comprising a low flush WC, vanity wash hand basin, a panel bath with shower overhead and underfloor heating.

Bedroom one
13'1" x 10'9"



The first bedroom offers fitted carpets, integral wardrobes and an elevated hard wood window.

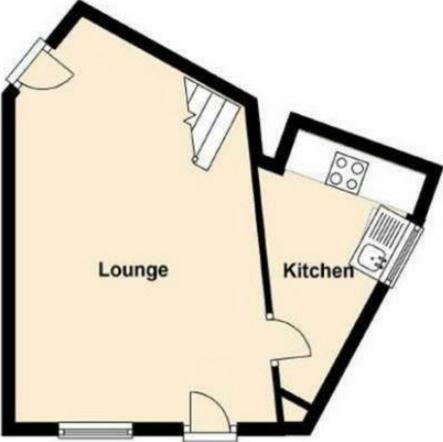
Bedroom two
13'9" x 9'10"



The second bedroom offers fitted carpets and an elevated hard wood window.



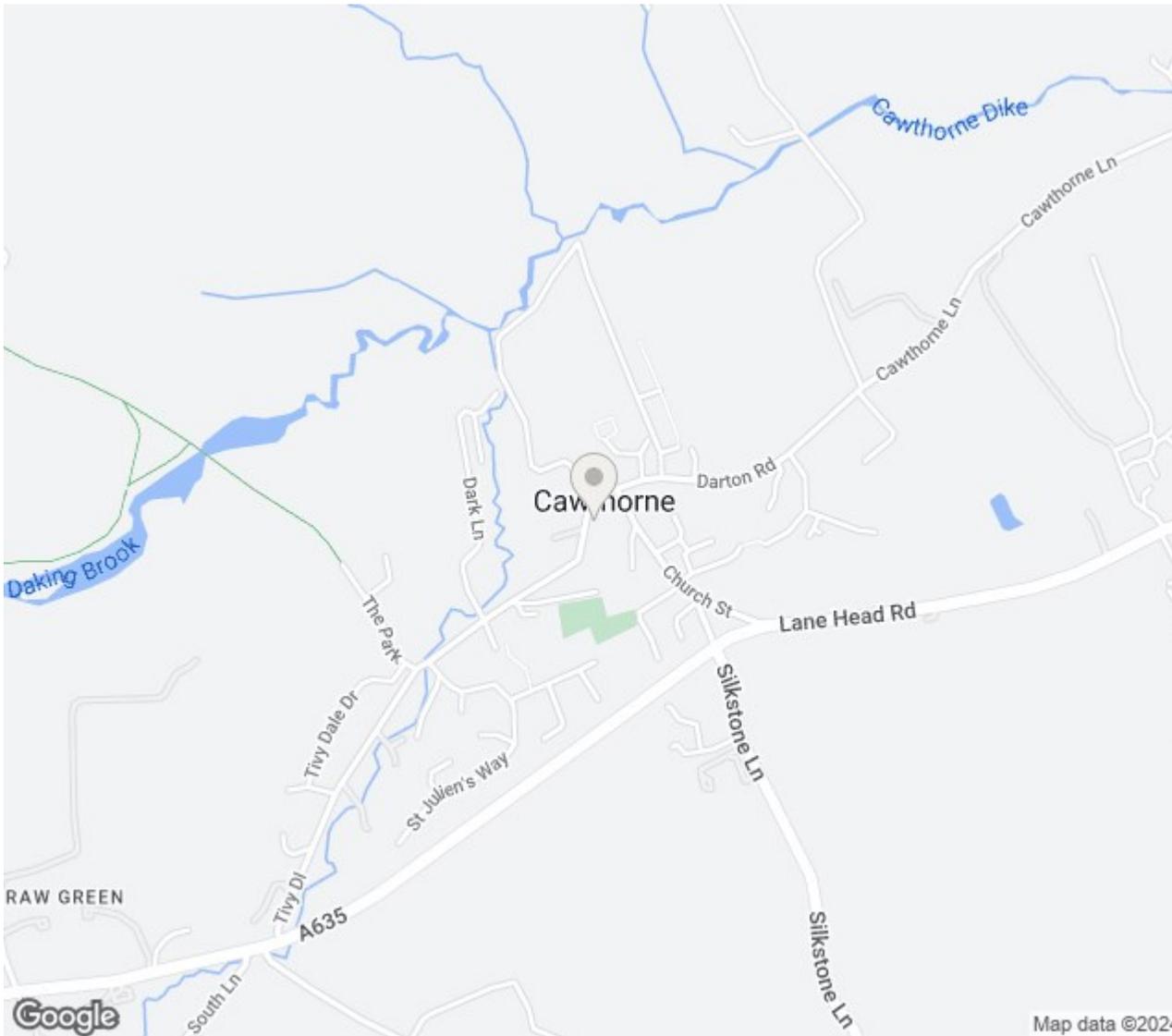
Ground Floor



First Floor







ENERGY PERFORMANCE CERTIFICATE

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

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.

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





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.