



Ashleigh Vale, Barnsley
, S70 3RL

Offers In The Region



Ashleigh Vale, Barnsley

DESCRIPTION

- Large corner plot - Off street parking
- Three bedrooms - modern home

This delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The heart of the home is undoubtedly the modern kitchen, which boasts contemporary fittings and ample storage, making it a joy for any home cook. The layout of the house is practical and functional, ensuring that every corner is utilised effectively.

One of the standout features of this property is the large private garden, which offers a serene outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying a quiet moment in nature. Additionally, off-street parking is available, providing convenience and peace of mind.

This semi-detached house in Ashleigh Vale is not just a home; it is a lifestyle choice, offering a comfortable and spacious environment in a friendly neighbourhood. With its modern amenities and generous outdoor space, this property is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this lovely house your new home.



ROOMS

Lounge
15'5" x 11'9"
This beautifully presented lounge offers a warm and inviting space, perfect for relaxing or entertaining. Double patio doors open directly onto the garden, flooding the room with natural light and creating a seamless indoor-outdoor flow. A stylish fireplace provides a cosy focal point, while the flooring adds timeless character and charm. Finished to a good standard throughout, this room effortlessly combines comfort with sophistication.

Kitchen/ Dining
15'5" x 11'9"
This generously sized kitchen is both practical and full of character, designed to meet the needs of modern living. The oak-effect Amtico flooring offers durability with a warm, natural look, complementing the crisp white cabinetry beautifully. Striking red backsplash with a sleek grey trim add a bold, contemporary touch, while spotlights beneath the wall-mounted cabinets provide excellent task lighting. Featuring a gas hob with extractor fan, an integrated oven, and ample countertop space, this kitchen is ideal for both everyday use and entertaining. A charming bay window creates a bright and airy dining area, perfectly positioned for relaxed meals with garden views.

Downstairs washroom
This convenient downstairs washroom is designed with functionality and style in mind. It features practical tiled flooring, ideal for easy maintenance and durability. A modern wall-mounted console sink, supported by sleek metal legs, adds a touch of industrial elegance while maximizing floor space. Paired with a contemporary low-level toilet, this compact room is perfect for guests and everyday use alike.

Bedroom one
15'5" x 10'5"
This well-proportioned double bedroom has fitted

double wardrobes and is filled with natural light from two separate windows positioned along the same wall, creating a bright and uplifting atmosphere throughout the day. The walls are finished in a soft Ivory Cream shade, offering a warm, neutral backdrop that complements the laminate oak-effect flooring.

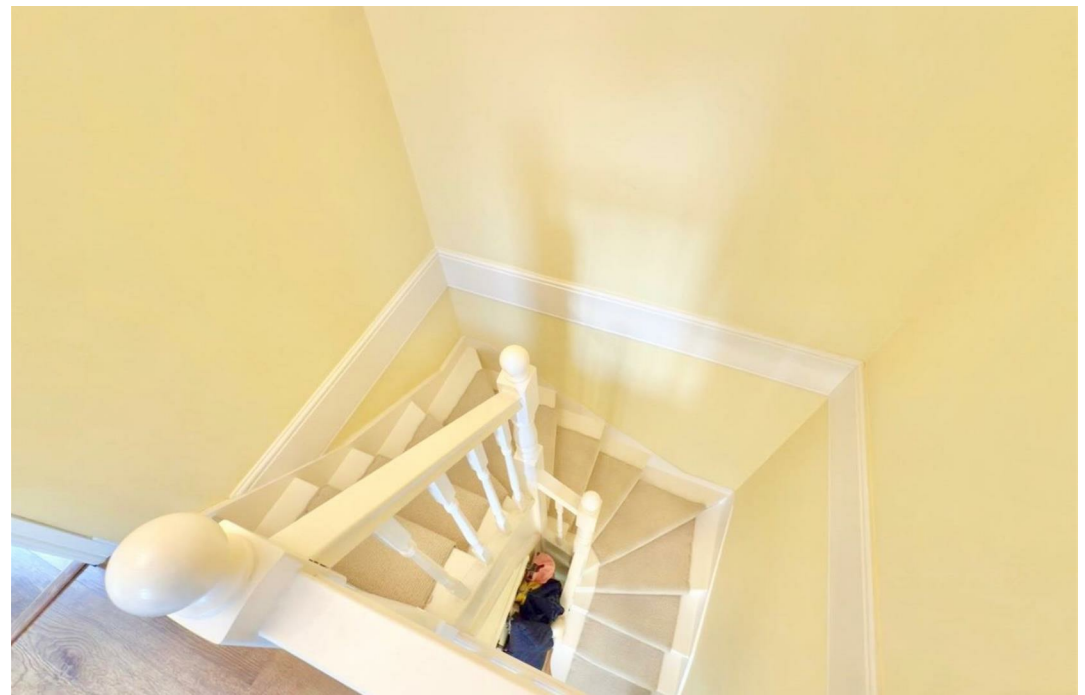
Bedroom two
9'2" x 8'10"
This charming single bedroom offers a cosy yet functional space, ideal for a child, guest room, or home office. Enhanced by the continuity of the oak-effect laminate flooring found throughout the home. A well-placed window allows natural light to brighten the space, while there's ample room for a wardrobe and chest of drawers, ensuring practical storage without compromising comfort.

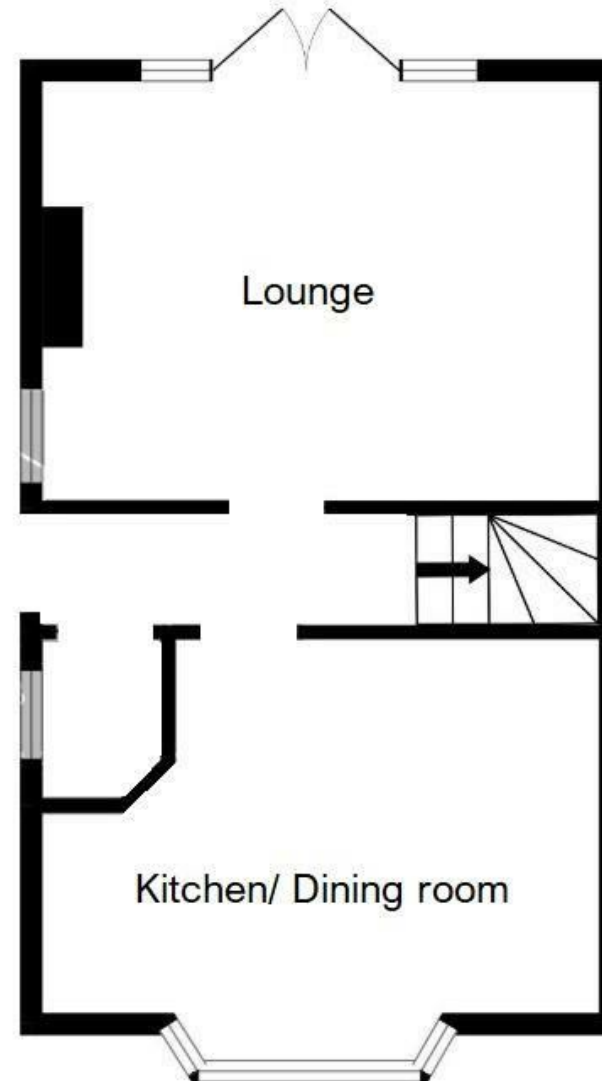
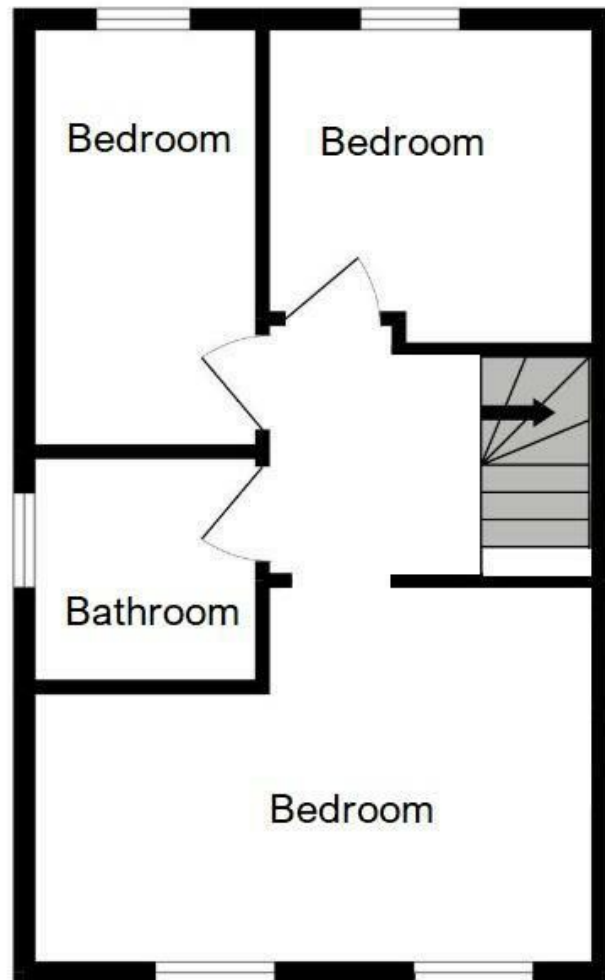
Bedroom three
11'5" x 6'6"
This inviting single bedroom features warm buttermilk painted walls that create a calm and soothing environment. The oak-effect laminate flooring adds a touch of elegance and continuity with the rest of the home. A bright window floods the room with natural light, while a radiator ensures comfort throughout the seasons. Ideal for a guest room, child's bedroom, or home office, this space offers both practicality and charm.

Bathroom
6'4" x 6'2"
This stylish bathroom features a contemporary standing shower framed by sleek grey tiles, creating a sophisticated focal point. The walls are fully tiled in crisp white, enhancing the sense of brightness and cleanliness throughout the space. A wall-mounted sink offers a streamlined look while maximizing floor space. Natural light filters in through a window, adding to the fresh and airy feel of this well-appointed bathroom.

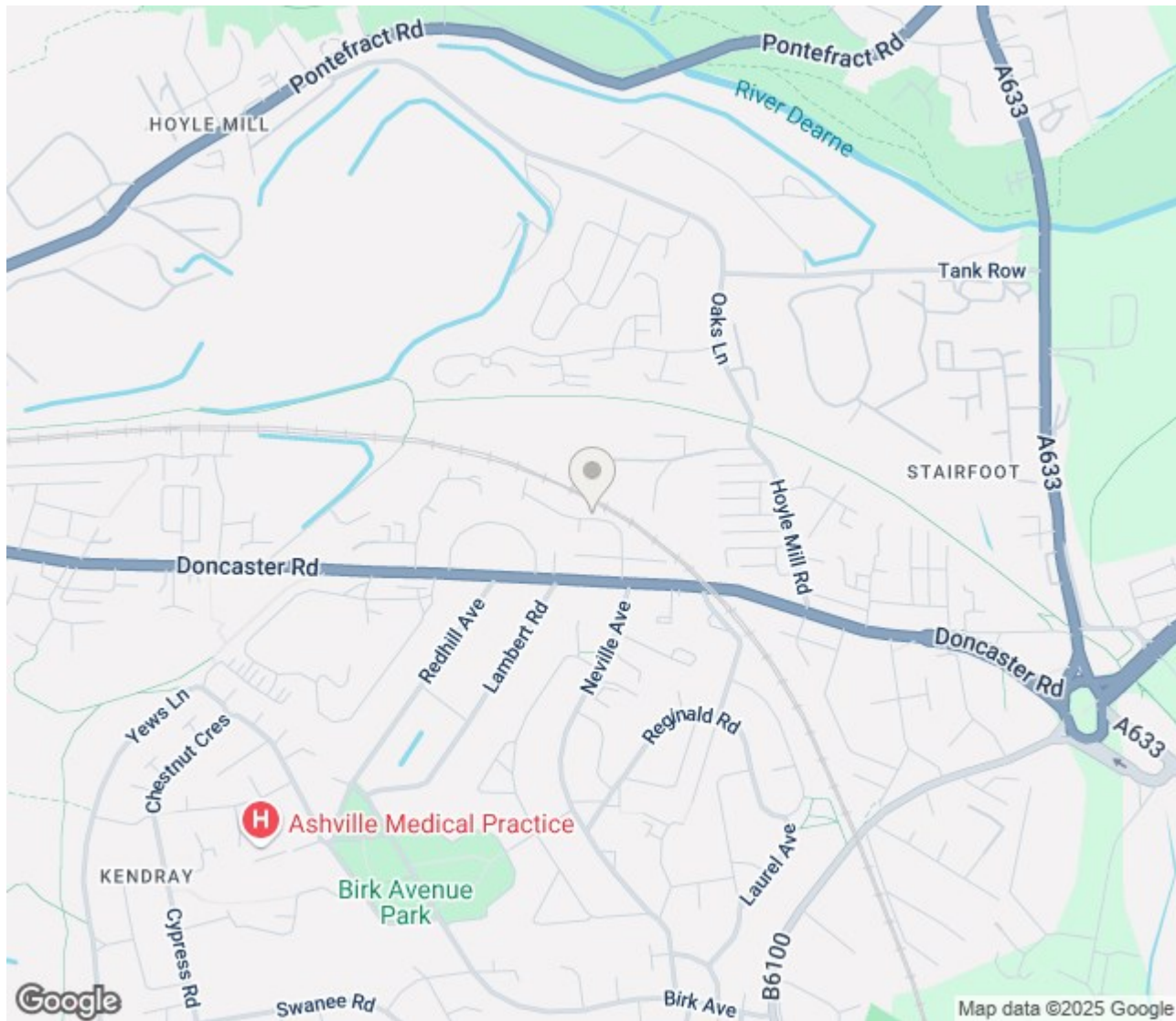
Garden

This substantial, well-maintained garden offers a versatile outdoor space, ideal for both leisure and entertaining. Featuring a generous patio area, it provides an excellent setting for alfresco dining and relaxation. The expansive lawn is bordered by mature shrubs and flowering plants, creating an attractive and tranquil environment. Fully enclosed with secure fencing, the garden ensures privacy and safety. Additionally, a charming summer house offers versatile use, whether as a quiet retreat or practical storage space.









ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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