

# HUNTERS®

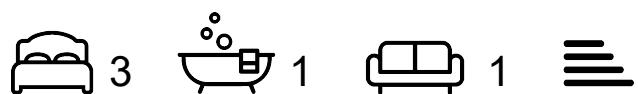
HERE TO GET *you* THERE



## Cottage Court

Horbury Road, Barnsley, S72 8TS

£800 Per Month



# 2 Cottage Court

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## Entrance Hall

Welcomed into the property via the composite entrance door into the hall with fitted carpets and access to all rooms throughout.

## Lounge / Dining Room

16'5" x 23'0" (5 x 7)

The lounge and dining room provides fitted carpets, an electric fire with feature surround, a wall mounted radiator, an elevated PVCu double glazed window and PVCu double glazed sliding patio doors.

## Kitchen

8'10" x 11'6" (2.7 x 3.5)

The kitchen is fitted with a range of wall and base units featuring integral appliances that includes an electric oven, a four ring gas hob with extractor fan over and an inset sink and drainer with swan neck mixer tap over. Also with a wall mounted radiator and an elevated double glazed window.

## Conservatory

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

The half brick half PVCu conservatory with laminate flooring and door leading to the rear garden.

## Shower Room

Offering a three piece suite comprising a three piece suite comprising a low flush WC, vanity wash hand basin and walk in shower cubicle. Also with LED spot lighting to the ceiling, a wall mounted towel radiator and an elevated PVCu double glazed window.

## Bedroom One

8'10" x 9'10" (2.7 x 3)

The first bedroom offers fitted carpets, a wall

mounted radiator and an elevated PVCu double glazed window.

## Bedroom Two

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

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

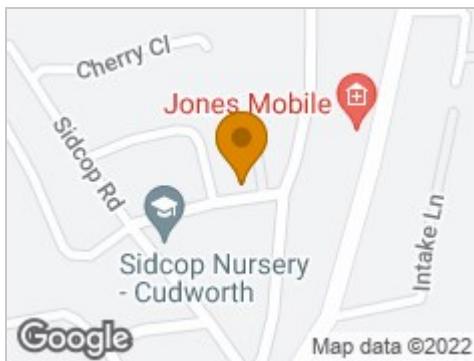
## Bedroom Three

6'7" x 9'10" (2 x 3)

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



## Road Map



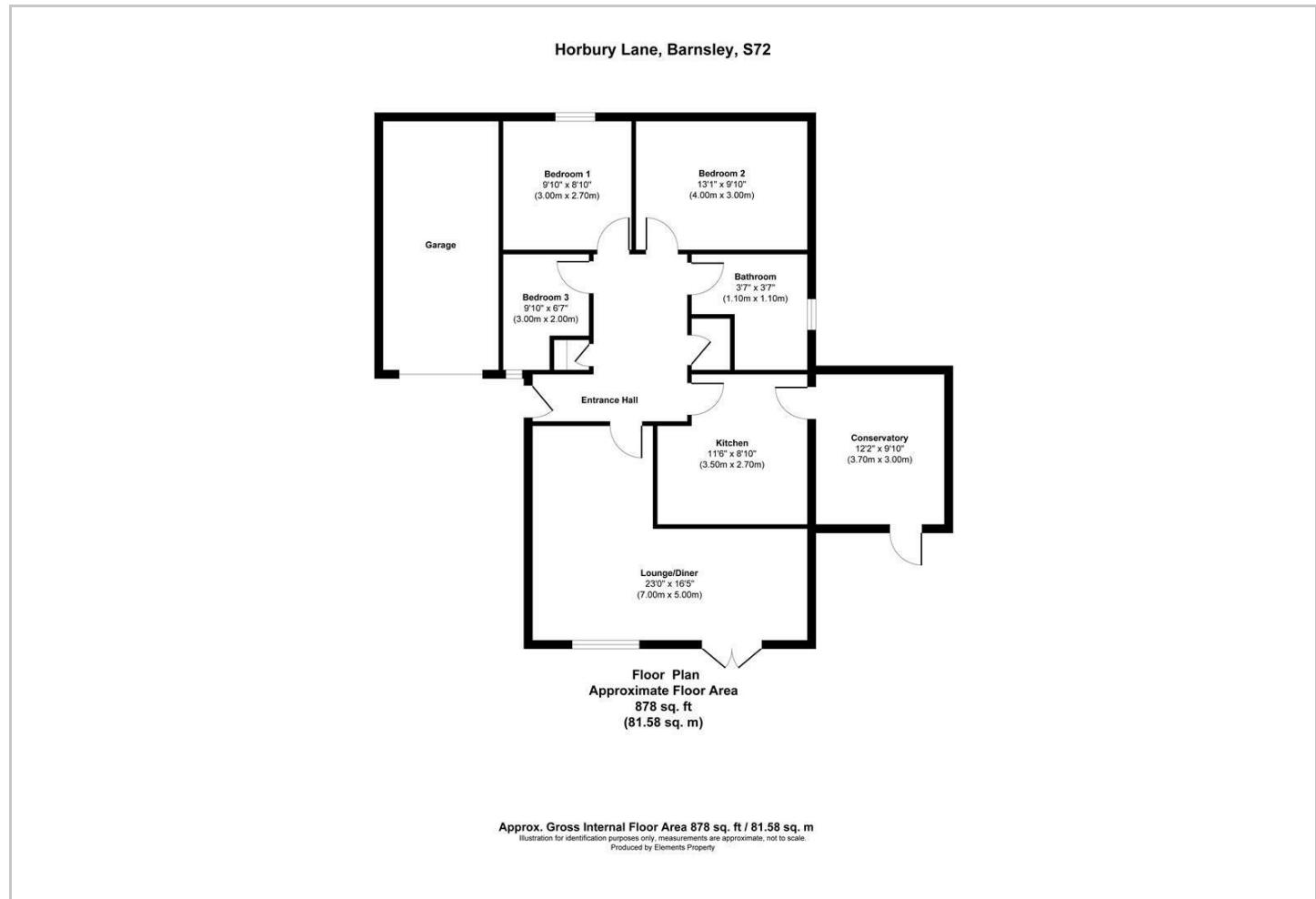
## Hybrid Map



## Terrain Map



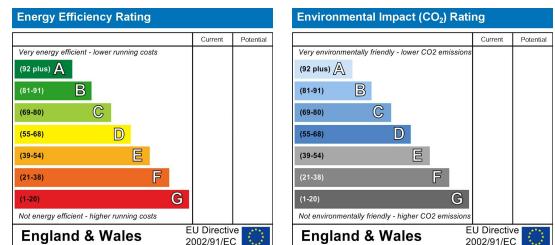
## Floor Plan



## 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.