

HUNTERS[®]

HERE TO GET *you* THERE



Eshlands Brook

Monk Bretton, S71 5SH

Guide Price £220,000



Council Tax: B



22 Eshlands Brook

Monk Bretton, S71 5SH

Guide Price £220,000



ENTRANCE HALL

Entering the property through a composite door into the entrance hall providing access to all ground floor rooms and staircase.

DOWNSTAIRS WC

The downstairs WC has an obscured front elevated UPVC double glazed window and is equipped with WC, wash basin with cabinets underneath and a radiator.

LOUNGE/KITCHEN-DINER

16'0" x 18'6" (4.89m x 5.64)

A newly fitted and beautifully presented kitchen-diner, with a complement of appliances including an integral double oven, with induction hob, extractor, American-style fridge freezer, washer/dryer machine, and dishwasher.

The living space has been conveniently converted from the garage to create a fabulous open-plan living space, which is the heart of the home and works very well for entertaining and socialising. Patio doors lead into the rear garden, and off the hallway is further storage and a convenient, newly modernised WC

FIRST FLOOR

The landing leads off into a rear bedroom/office area and a large double bedroom off to the rear. To the front of the property includes a spacious room with Juliette balcony and patio doors. Central to the bedrooms is a newly modernised bathroom comprising of toilet, sink and bath/shower combo.

BEDROOM TWO

15'10" x 10'11" (4.85m x 3.35m)

The second bedroom has an elevated UPVC double

glazed window and one radiator. This bedroom also has further benefits of a Juliette balcony.

BEDROOM THREE

10'4" x 9'7" (3.15m x 2.93m)

The third bedroom has a UPVC double glazed window and one radiator.

BEDROOM FOUR

7'2" x 5'11" (2.2m x 1.82m)

The fourth bedroom has a UPVC glazed window and one radiator.

BATHROOM

5'6" x 9'5" (1.69m x 2.89m)

This partially tiled bathroom is equipped with WC, wash basin, one towel radiator and a bathtub with shower and screen.

BEDROOM ONE (Master Bedroom)

15'11" x 14'3" (4.86m x 4.35m)

The main master bedroom suite is positioned on the top level, offering plenty of space and privacy with roof windows to the front aspect. Large fitted wardrobes with sliding doors accompany this spacious bedroom along with a designated dressing area, also with access to an en-suite shower room. There is also access to the loft from this room which is partial boarded out for additional storage. There is further storage off the landing area which includes storage of the water tank.

EN-SUITE

This en-suite comes equipped with WC, wash basin, one radiator and a shower cubicle.

EXTERIOR

This three-storey family home provides a sense of privacy as it is within close proximity to the Trans Pennine Trail (TPT) and local walks.

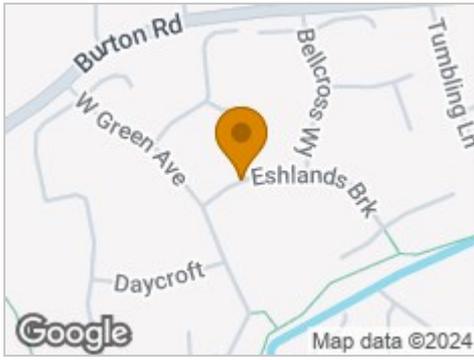
There is a flagged pathway leading up to the door and the property offers ample parking for several vehicles, with access to both driveway and additional pebbled area. To the side, a path for access to the rear garden.

GARDEN

This low maintenance garden has newly fitted artificial grass with patio area and decking which adorns a custom-fitted shed with electrics. This would be a perfect outdoor project for an office, summer house or bar area.



Road Map



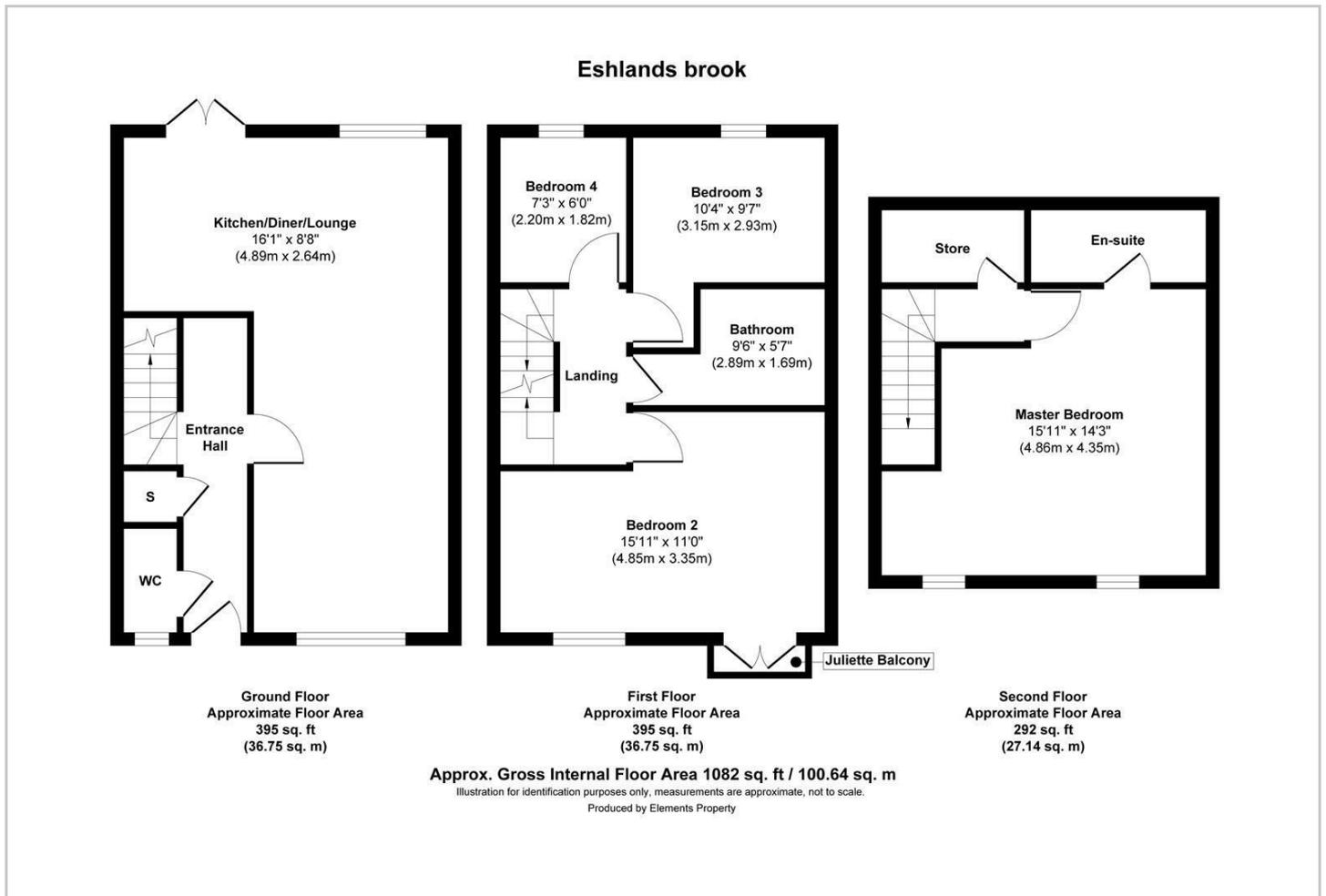
Hybrid Map



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.