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8 Cross Hill, Brierley, Barnsley, S72 9LE

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Guide Price £125,000

GUIDE PRICE £125,000 TO £130,000

Cross Hill, Brierley, this delightful two-bedroom terraced house offers a modern living experience, completed to a high standard throughout. The property boasts a single extension to the rear, providing additional space that enhances the overall functionality of the home.

As you enter, you will be greeted by a bright and inviting atmosphere, perfect for both relaxation and entertaining. The well-appointed kitchen and living areas are designed with contemporary finishes, ensuring a comfortable lifestyle for you and your family.

Outside, the property features off-street parking, a secure seating area, and an outbuilding, which can serve various purposes, whether as a workshop, storage, or a creative space.

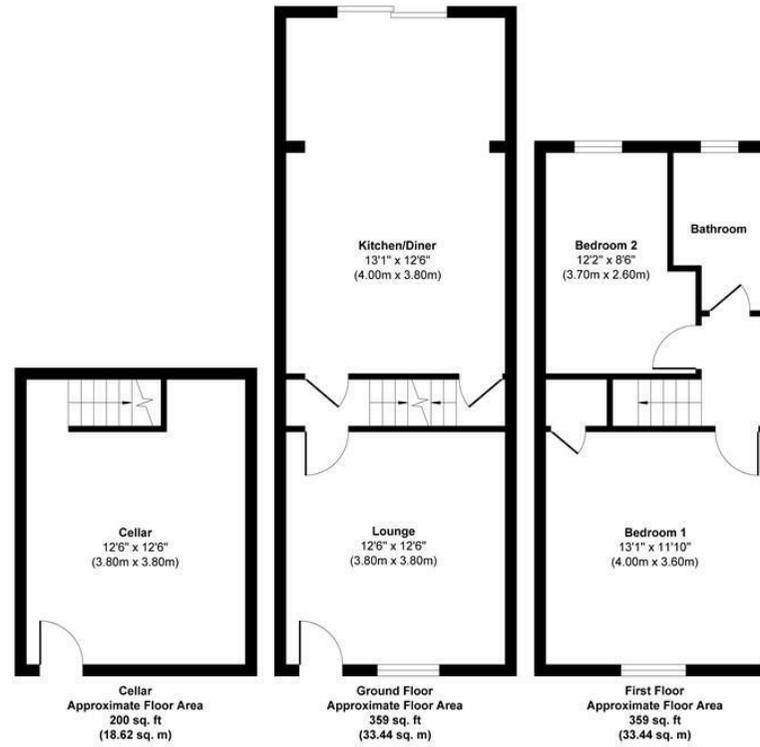
Conveniently located, this home is close to all local amenities, making daily errands a breeze. Additionally, excellent transport links are nearby, providing easy access to surrounding areas and making commuting straightforward.

This property is an excellent opportunity for first-time buyers or those looking to downsize, offering a blend of modern comfort and practicality in a friendly community setting.

Do not miss the chance to make this lovely house your new home.

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Cross Hill



Approx. Gross Internal Floor Area 918 sq. ft / 85.50 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Entrance/ lounge

12'5" x 12'5"

Upon entering through a modern PVCu door, you are welcomed into a spacious lounge that boasts fully fitted laminate flooring, creating a warm and inviting atmosphere. The front-facing PVCu window allows natural light to flood the room, enhancing its appeal, while a wall-mounted radiator ensures a cosy environment throughout the year.

Kitchen/ dining room

13'1" x 12'5"

The heart of the home is undoubtedly the traditional kitchen, which features wall-mounted kitchen units, an integral electric hob and oven, and a convenient sink. This space is both functional and stylish, making it ideal for culinary enthusiasts. The kitchen has been thoughtfully extended, creating a spacious dining area that is bathed in natural light thanks to the sliding PVCu doors that open to the rear garden. This seamless connection to the outdoors enhances the living experience, allowing for al fresco dining and outdoor enjoyment.

Cellar

11'9" x 11'9"

One of the standout features of this property is the cellar, currently utilised for storage. However, it presents an exciting opportunity for transformation; whether you envision a home gym, a playroom, or additional storage, the possibilities are endless.

Landing

Family bathroom

The family bathroom is thoughtfully designed, featuring a bath with a shower overhead, a sink, and a W/C, all complemented by a PVCu rear-facing window that allows natural light to fill the space. This functional area caters to the needs of modern living while maintaining a sense of warmth and comfort.

Bedroom one

13'1" x 11'9"

The main bedroom features fitted carpets, enhancing the comfort of the space, along with a front-facing PVCu window that allows natural light to flood in, creating a warm and welcoming atmosphere. Additionally, a convenient storage cupboard provides practical solutions for keeping your belongings organised.

Bedroom two

12'1" x 8'6"

Notably, the second bedroom is spacious enough to accommodate a double bed, featuring stylish fitted laminate flooring and a rear-facing PVCu window that allows natural light to flood the room.

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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. 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.





