

HUNTERS®

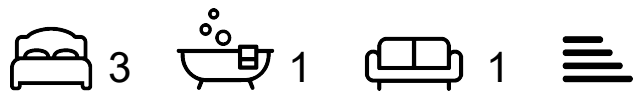
HERE TO GET *you* THERE



Claycliffe Road

Barugh Green, Barnsley, S75 1LR

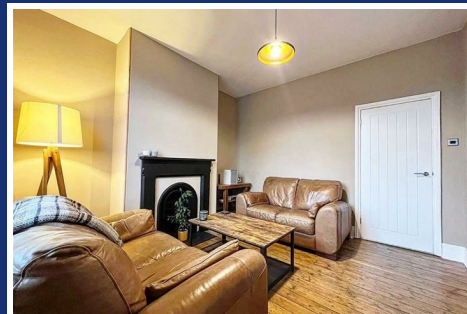
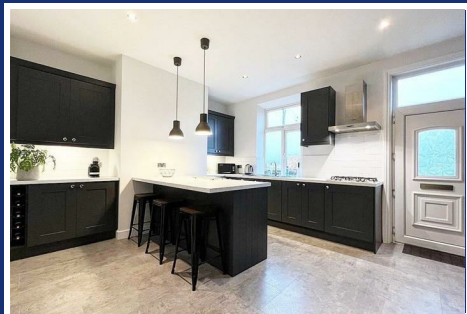
£160,000



15 Claycliffe Road

Barugh Green, Barnsley, S75 1LR

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Entrance hall

Providing access into the lounge area and with stairs rising to the first floor.

Lounge

12'1" x 11'9" (3.7m x 3.6m)

The lounge is fitted with a PVCu window to the front, a wall mounted radiator and a feature fireplace with attractive cast iron surround.

Kitchen/Diner

13'5" x 14'5" (4.1m x 4.4m)

A spacious dining kitchen presented with a range of dark grey wall and base level units complemented by work tops and inset 1.5 sink. Integral oven, Hotpoint hob and extractor fan, integrated dishwasher and washing machine, electric underfloor heating and integrated wine rack. A large island area with breakfast bar style worktop.

Cellar

Storage cellar accessed via the kitchen.

Landing

Bedroom one

14'9" x 11'9" (4.5m x 3.6m)

Large front facing principal bedroom with original wood floor, feature fireplace and good size storage cupboard.

Bedroom two

10'2" x 7'6" (3.1m x 2.3m)

Rear facing bedroom with radiator and built-in wardrobe.

Shower room

Featuring a stylish white suite, frosted glass shower, grey towel radiator and Brazilian grey slate tiled walls.

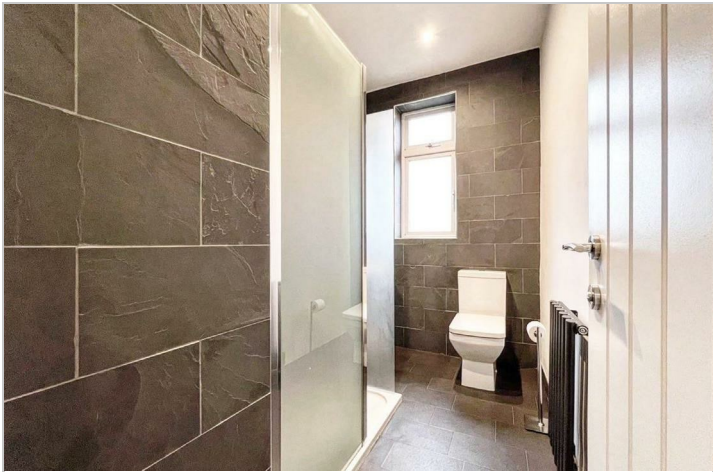
Bedroom three

15'8" x 14'9" (4.8m x 4.5m)

Situated in the attic, this huge room is currently being used as an entertainment room with projector, tables and L-shaped corner sofa which all can be left with the property with no additional charge if requested by the prospective buyer. Side opening windows, grey carpet and radiator.

Outside

To the front is an enclosed forecourt garden. To the rear is an open garden and brick built shed. There is also a driveway and additional parking spot to the rear of the land that is included in the property deeds.



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.