

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## New Street

Great Houghton, Barnsley, S72 0DJ

Guide Price £60,000 to £70,000



# 20 New Street

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Guide Price £60,000



## Living Room

13'09" x 12'11" (4.19m" x 3.94m")

Via a uPVC door this leads directly into the bright and roomy living space, comprising of laminate flooring, wall mounted radiator, uPVC window to the front and further door way to the kitchen/diner.

## Kitchen / Diner

13'09" x 12'04" (4.19m" x 3.76m")

The spacious kitchen/diner is the ideal spot to entertain guests with ample room for a dining table, having an array of wall and base units fitted in white providing storage, contrasting work surface over, stainless steel sink, drainer matching mixer tap, integrated electric oven and hob with extractor fan over, wall mounted radiator, laminate flooring, uPVC window and door to rear with further door opening to the stairs rising to first floor.

## Landing

From landing all doors lead to bedrooms and bathroom.

## Bedroom One

13'09" x 13'00" (4.19m" x 3.96m")

Generously sized master bedroom with built in cupboard providing that extra storage we all crave, wall mounted radiator and uPVC window to the front.

## Bedroom Two

11'05" x 5'08" (3.48m" x 1.73m")

Another good sized bedroom having uPVC window to the rear and wall mounted radiator.

## Bathroom

8'08" x 7'06" narrow to 4'04" (2.64m" x 2.29m"

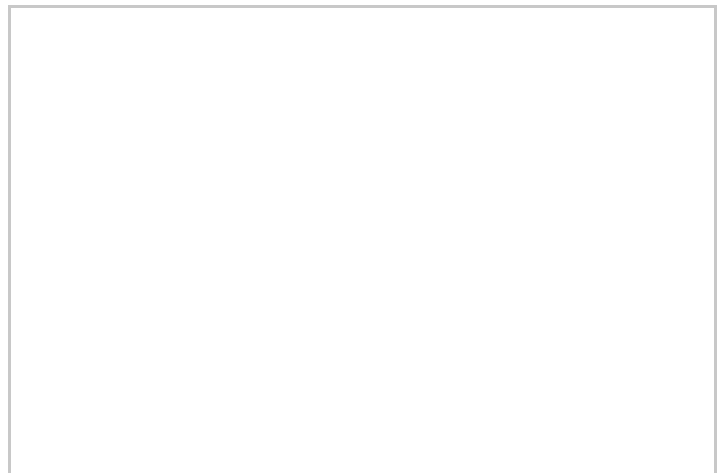
narrow to 1.32m")

Light and airy bathroom, great place to relax and unwind, comprising of low flush WC, wash hand basin and bath with shower shower and glass screen in place, splash back tiles to walls with uPVC frosted window to the rear and wall mounted radiator.

## Exterior

Ample on street parking is available for you and guests with access to front entrance.

To the rear is a fully enclosed yard area with new fencing, ideal space for seating and enjoying the summer months.



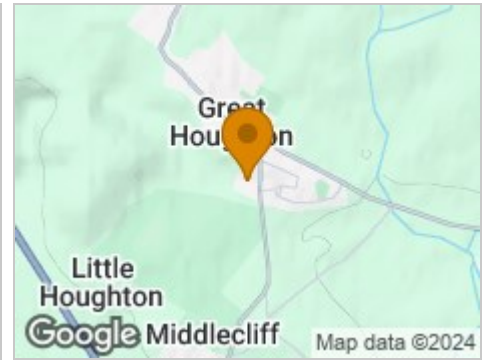
## Road Map



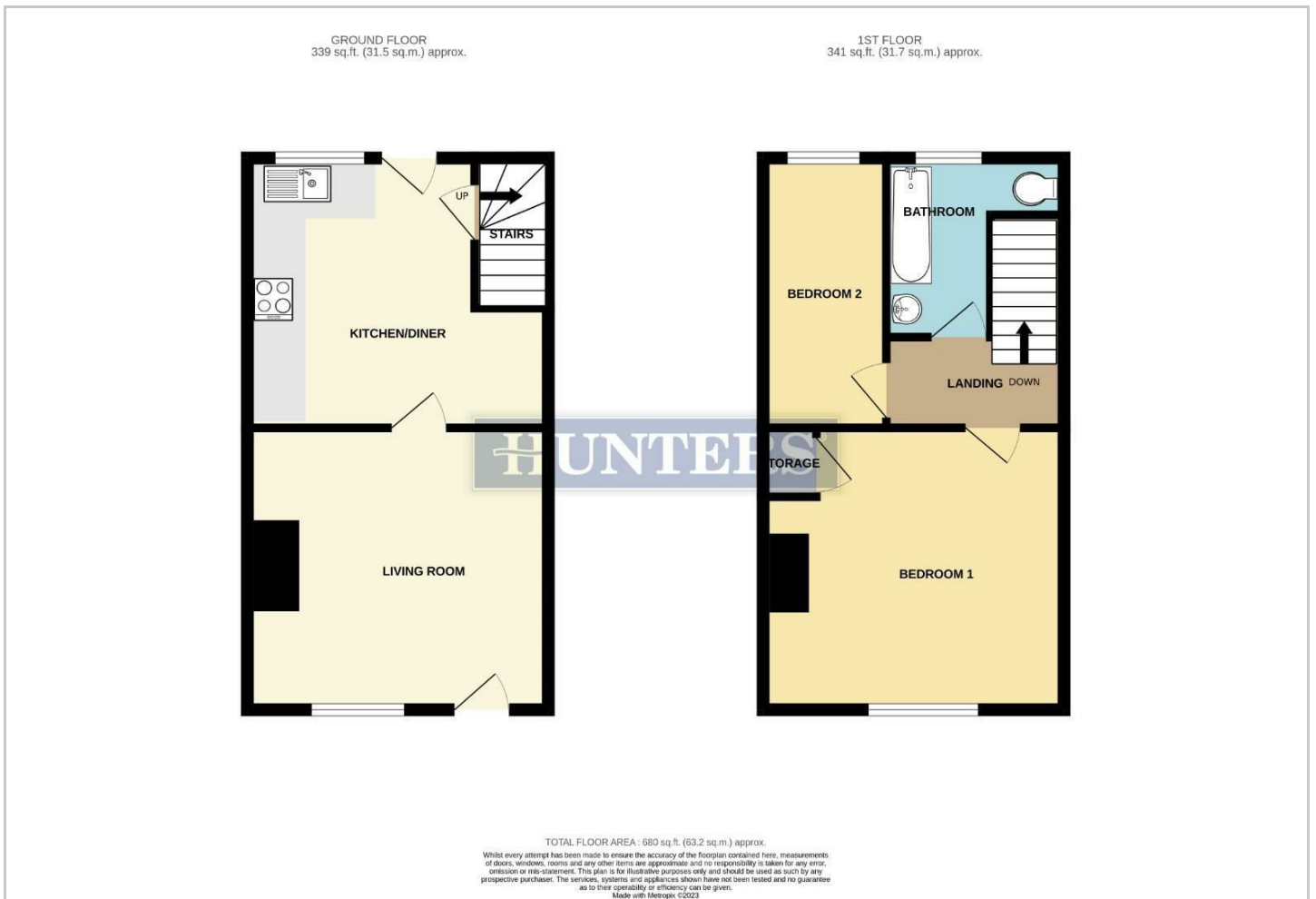
## Hybrid Map



## Terrain Map



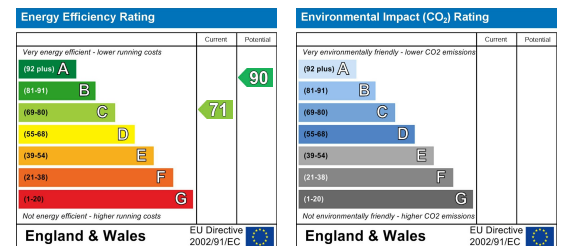
## Floor Plan



## Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 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.