

Saxton Mee



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Highgrove Court Carlton Barnsley S71 3RW
Price Guide £190,000



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****PRICE GUIDE £190,000-£200,000 ** NO CHAIN ** FREEHOLD ** SOUTH-WEST FACING REAR GARDEN ** TWO PARKING SPACES **** Situated on this highly regarded cul-de-sac is this three storey, four bedroom, two bathroom townhouse which enjoys a fully enclosed rear garden and benefits from two parking spaces, uPVC double glazing and gas central heating. The property has been neutrally decorated and has new flooring throughout. Set over three spacious levels the living accommodation briefly comprises front door which opens into the entrance hall with a downstairs WC and access into the kitchen/diner. The kitchen has a range of wall, base and drawer units with a complementary work top which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven, fridge and freezer along with housing and plumbing for a washing machine and the housed gas boiler. There is a useful under stair storage cupboard and a large opening into the lounge. The lounge has a rear window and uPVC French doors, which open onto the garden and allow lots of natural light into the room. From the entrance hall, a staircase rises to the first floor landing with access into three bedrooms and the family bathroom. Double bedroom two overlooks the rear. Double bedroom three is front facing. Bedroom four is a good size single. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin. A further staircase rises to the second floor and the superb master bedroom with a Velux window, eaves storage and the added advantage of an en suite shower room with WC and wash basin.

- VIEWING IS ESSENTIAL
- IDEAL FAMILY HOME
- SPACIOUS FOUR BEDROOM, TWO BATHROOM TOWNHOUSE
- NEUTRALLY DECORATED THROUGHOUT
- FULLY ENCLOSED SOUTH-WEST FACING REAR GARDEN
- KITCHEN/DINER & LOUNGE
- TWO PARKING SPACES
- LOCAL SCHOOLS & AMENITIES
- TRANSPORT LINKS
- NO CHAIN & FREEHOLD





OUTSIDE

Planted area to the front. To the rear is a fully enclosed garden which is mostly laid to lawn with a patio. There are two parking spaces to the rear with gated access into the garden.

LOCATION

The property is located a short distance from highly regarded schools and the local amenities and services of Carlton, whilst also being a short distance to local transport links.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

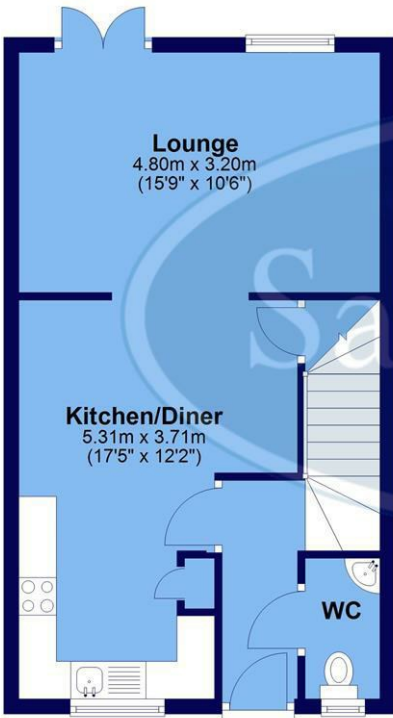
VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

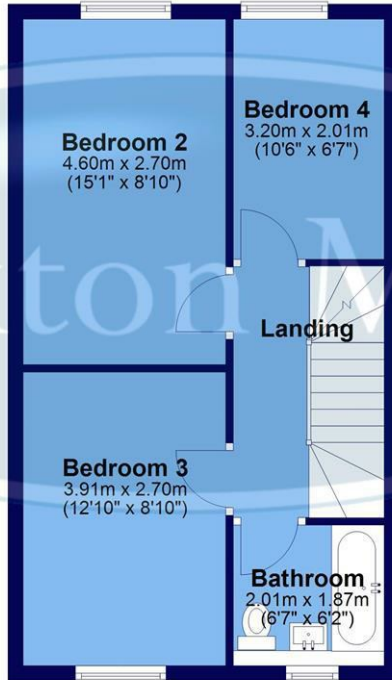
Ground Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



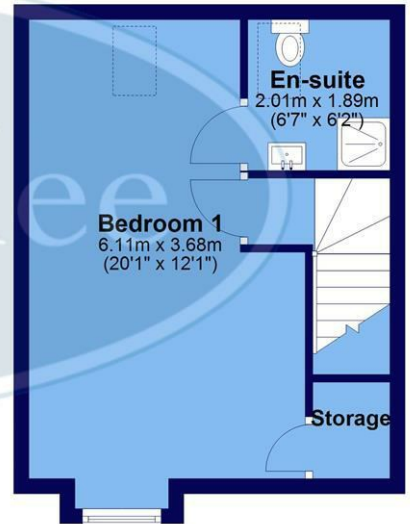
First Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



Second Floor

Approx. 29.9 sq. metres (321.3 sq. feet)



Total area: approx. 112.5 sq. metres (1211.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		82	91
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-50)	C		
(35-54)	D		
(21-38)	E		
(1-20)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	