

HUNTERS[®]

HERE TO GET *you* THERE



Burton Road

Monk Bretton, S71 5RU

Offers Over £90,000



- THREE BEDROOM TERRACED PROPERTY
- GOOD COMMUTE LOCATION
- GENEROUS DIMENSIONS
- ATTIC BEDROOM
- DINING ROOM
- OFF ROAD PARKING TO REAR
- EPC RATING: E
- COUNCIL TAX BAND: A

Tel: 01709 894440

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CALLING ALL FIRST TIME BUYERS OR INVESTORS ALIKE! CALL NOW TO AVOID MISSING OUT ON THIS SPACIOUS THREE BEDROOM TERRACE PROPERTY LOCATED IN THE SOUGHT AFTER VILLIAGE OF MONK BRETTON. Boasting generous dimensions over three storey and providing off road parking with great kerb appeal. Close to all local amenities being on the outskirts of Barnsley offering supermarkets, local business and public houses, surrounded by reputable schools, with good transport links to Barnsley, Rotherham, Doncaster and Sheffield. Property briefly comprises of lounge, dinning area, kitchen, three bedrooms and family bathroom. Viewings are a must!

ENTRANCE HALL

Via a uPVC front entrance door this opens to the entrance hall, with wall mounted radiator, stairs rising to first floor and doors leading to living room.

LOUNGE

10'11 x 12'08 (3.33m x 3.86m)

Step inside the light and airy living space, decorated in neutral tones ready for you to add your stamp with laminate flooring. UPVC window to the front filling this room with natural light, wall mounted radiator and aerial point to finish with further door leading into the dining room.

DINING ROOM

14'01 x 11'11 (4.29m x 3.63m)

Spacious dining area, with carpet flooring and further door entering into the kitchen area creating a great social space. Plenty of room for dining furniture with wall mounted radiator, uPVC window and further doors allowing access to the handy storage cupboard.

KITCHEN

8'00 x 8'00 (2.44m x 2.44m)

Hosting an array of wall and base units providing storage space, complimentary work surfaces over, plumbing and space for washing machine and space for fridge freezer. Easy to clean vinyl flooring with uPVC window allowing natural sources of light.

LANDING

A roomy landing with carpet flooring and doors leading to both bedrooms, family bathroom and attic bedroom.

BEDROOM ONE

10'11 x 12'09 (3.33m x 3.89m)

A sumptuous master bedroom, boasting of plenty of room for bedroom furniture. Comprising of carpet flooring with uPVC window to the front, wall mounted radiator and handy storage cupboard to the side.

BEDROOM TWO

8'00 x 8'11 (2.44m x 2.72m)

A single sized bedroom comprising of neutral décor, carpet flooring and wall mounted radiator. Filled with natural light through uPVC window overlooking the rear elevation.

BATHROOM

7'07 x 6'00 (2.31m x 1.83m)

A contemporary family bathroom. Comprising of three piece suite with panelled bath, white ceramic sink and low flush WC. Having vinyl flooring with frosted uPVC window to the rear, splash back tiling, wall mounted radiator and storage cupboard located in the corner.

ATTIC ROOM

13'01 x 13'06 (3.99m x 4.11m)

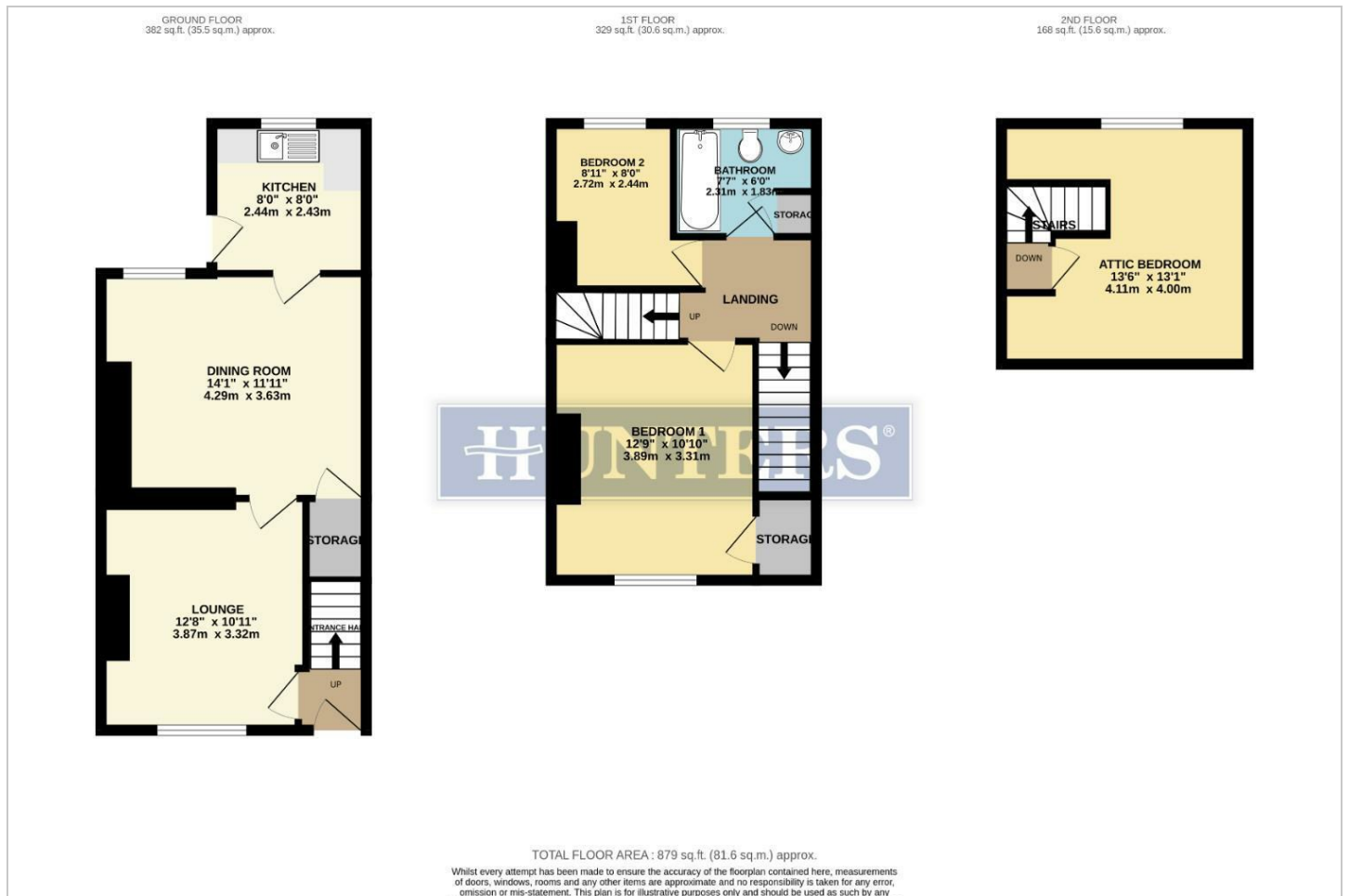
A handy addition to this property, offering that extra large bedroom with scope to be used as you wish. Comprising of carpet flooring, wall mounted radiator, uPVC window allowing natural sources of light to shine in and access to the eaves.

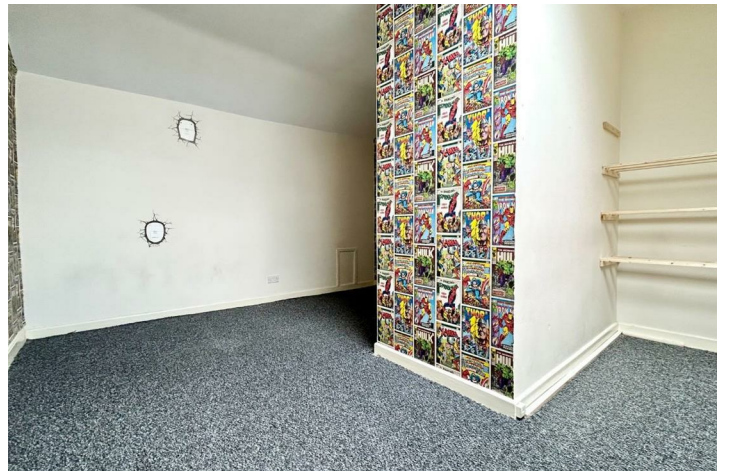
EXTERIOR

The front of the property offers ample on street parking with easy to maintain front yard enclosed via a stoned wall with gate and pathway providing access to the front door.

To the rear of the property is a easy to maintain pebbled area, perfect for either sitting and unwinding in the summer months or used as off street parking.

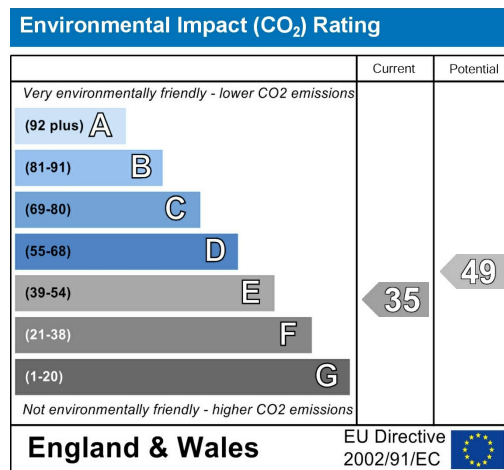
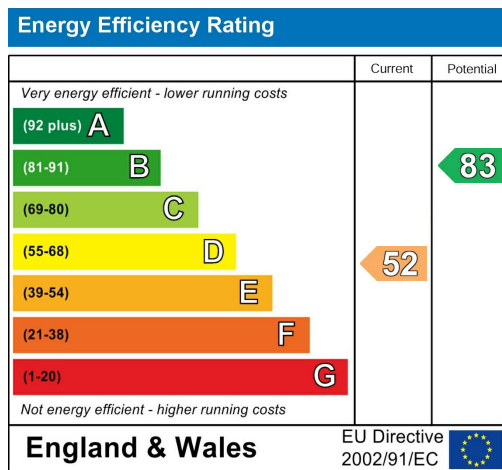
Floorplan







Energy Efficiency Graph



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.

Road Map



Hybrid Map





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.

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