

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Edward Street

Darfield, Barnsley, S73 9LH

Guide Price £130,000 to £140,000



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Council Tax: A



# 23 Edward Street

Darfield, Barnsley, S73 9LH

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## Entrance Hall

Via a uPVC front entrance door this opens to the roomy entrance hall, newly decorated and carpeted with wall mounted radiator, stairs rising to first floor and doors leading to living room and kitchen/diner

## Living Room

11'02" x 10'03" (3.40m" x 3.12m")

Step inside the light and airy living space, freshly decorated and carpeted in neutral tones ready for you to add your stamp, large uPVC window to the front filling this room with natural light, wall mounted radiator and aerial point to finish.

## Kitchen/Diner

13'00" x 13'04" (3.96m" x 4.06m")

The real hub of the home is the stylish kitchen/diner, newly fitted in grey the kitchen has an array of wall and base units providing storage, contrasting wood effect work surface over, integrated electric oven and hob with extractor fan over, stainless steel sink, drainer and mixer tap over, space and plumbing for washing machine with unique corner unit providing hidden storage and housing the property's combi boiler, neutrally decorated with wooden effect lino to floor, ceiling spot lights, wall mounted radiator, uPVC window and door to rear as well as further wooden door leading to cellar.

## Landing

The vast landing has doors leading to bedrooms one and two as well as bathroom, further stairs then rise to the attic.

## Bedroom One

13'09" x 11'02" (4.19m" x 3.40m")

Generously sized master bedroom with built in

cupboard providing that extra storage we all crave, newly decorated and carpeted in neutral tones, wall mounted radiator and uPVC window to the front finishes this room.

## Bedroom Two

10'01" x 10'03" (3.07m" x 3.12m")

Another good sized bedroom, newly decorated and carpeted, with uPVC window to rear giving stunning views over near by fields and wall mounted radiator.

## Bathroom

10'09" x 6'00" (3.28m" x 1.83m")

The beautifully presented and newly fitted bathroom is the perfect spot to relax and unwind, comprising of low flush WC and wash hand basin with surrounding vanity unit providing extra storage space, bath with shower and glass screen, splash back decorative tiles, chrome heated towel rail and frosted uPVC window to the rear.

## Attic Room

14'00" x 11'09" (4.27m" x 3.58m")

Adding further wow factor to this home is the sizeable attic room, newly decorated and carpeted in neutral tones, storage to the eaves and two Velux style windows to the rear filling this room with natural light.

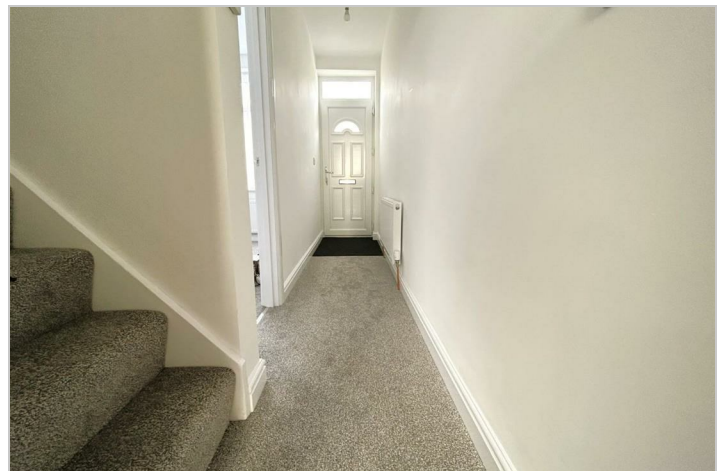
## Exterior

The front of the property allows for ample on street parking with wooden gate to side elevation giving access to rear garden if needed, pathway then leads to front entrance door.

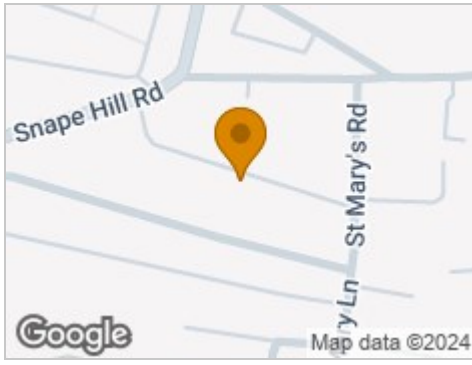
At the rear of the property stands a fully enclosed garden but stunning views over the near by roaming fields, mostly paved ideal for seating and enjoying

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the warmer months, with lawn strip adding a splash of colour.



## Road Map



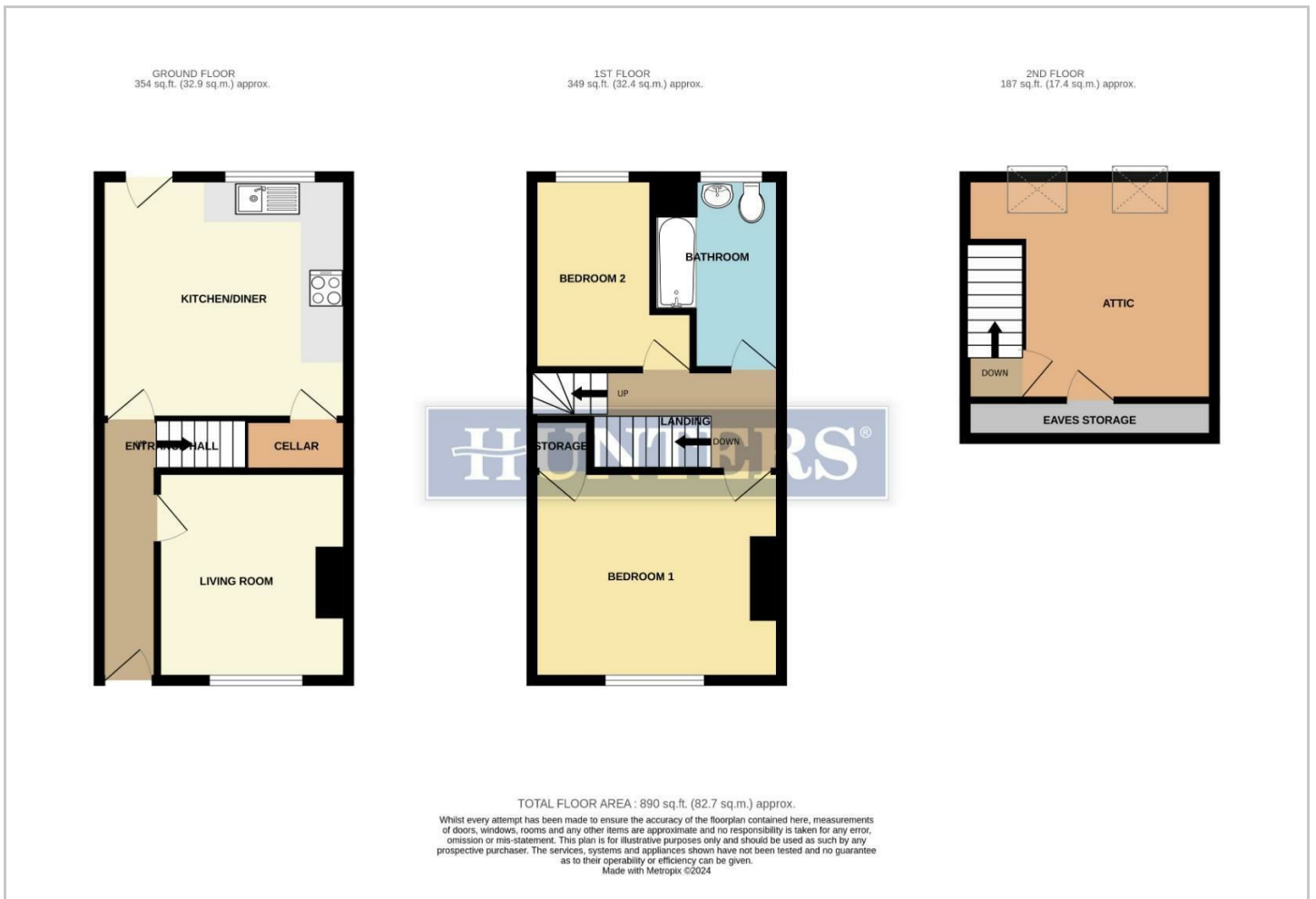
## Hybrid Map



## Terrain Map



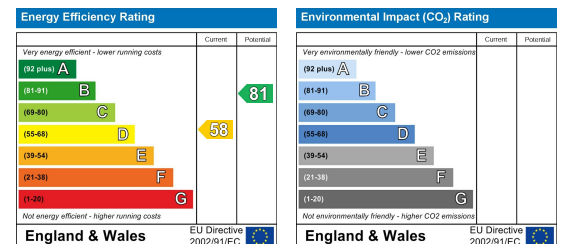
## Floor Plan



## 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.