



## Cross Hill

Brierley, Barnsley, S72 9LE

Guide Price £130,000 - £140,000

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- TWO BEDROOM TERRACED PROPERTY
- NEW INTERNAL DOORS 2024
- GOOD COMMUTE LOCATION
- WATER METER AND SMART METER
- EPC RATING: D
- ESQUISITE DECOR
- OFF ROAD PARKING
- NICE COMMUNITY AREA
- DECORATED CELLAR
- COUNCIL TAX BAND: A

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Nestled in the charming area of Cross Hill, Brierley, Barnsley, this delightful two-bedroom terraced house presents an excellent opportunity for first-time buyers or those seeking a comfortable home in a popular location. The property boasts off-street parking at the rear, ensuring convenience for residents and visitors alike.

Upon entering through the front door, you are welcomed into a beautifully presented lounge area, which offers ample space for your furniture and personal touches. A door leads you through to a hallway that connects to an extended kitchen diner, perfect for family meals and entertaining guests. The kitchen is designed to be both functional and inviting, making it the heart of the home.

The first floor features two generously sized bedrooms, providing plenty of room for relaxation and rest. A well-appointed family bathroom completes this level, ensuring that all your needs are met. Additionally, the property includes a cellar, offering valuable storage space for your belongings.

One of the standout features of this home is the outer building located at the rear, which presents a fantastic opportunity for a workshop or additional storage unit, catering to various hobbies or practical needs.

Situated in a good commuting location, this property is conveniently close to all local amenities, making daily life easy and enjoyable. With its appealing features and prime location, this terraced house is a wonderful choice for those looking to establish their first home in a welcoming community.

## LOUNGE

Stepping through a brown uPVC front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming space, having open fire place giving this room a focal point. Front facing easy to clean tilt and turn uPVC window filling the room with natural light making this the perfect design for the principle reception room. Comprising of laminate flooring and wall mounted radiator. Further door leading to the inner hall.

## HALL

Further door entering into the kitchen/diner with carpeted stairs rising to first floor landing.

## KITCHEN DINING ROOM

Adding the wow factor is this extended fitted kitchen with cream wall and base units providing storage with complimentary wood work surface over. Comprising of stainless steel sink and drainer with matching mixer tap, built in four ring electric hob with integrated electric oven, under counter space and plumbing for washing machine and space for tall fridge freezer. Splash back tiles to walls and matching laminate flooring throughout the ground floor. Stylish décor with plenty of space for dining furniture, wall mounted radiator, UPVC sliding door to the rear and further door leading down into the cellar.

## CELLAR

Extra addition to this splendid property is this handy cellar. Currently modified for storage needs however can be altered to fit your needs.

## LANDING

Neutrally decorated carpeted landing with doorways to all two bedrooms and family bathroom.

## BEDROOM ONE

A sumptuous large master bedroom dazzling with beautiful décor. Having carpet flooring, wall mounted radiator and easy to clean tilt and turn uPVC window overlooking the front elevation. Plenty of space for bedroom furniture with handy over stairs storage cupboard located in the corner providing access to the loft area.

## BEDROOM TWO

Another good sized bedroom, comprising of stylish décor with laminate flooring, easy to clean tilt and turn uPVC window overlooking the rear and wall mounted radiator.

## BATHROOM

Modern and sleek family bathroom fitted with three piece suite in white. Comprising of low flush WC, hand wash basin and panelled bath with electric shower over. Having the bonus of a tall heated towel rail with easy to clean vinyl flooring with partially tiled walls in neutral tones and easy to clean tilt and turn frosted uPVC window to the rear.

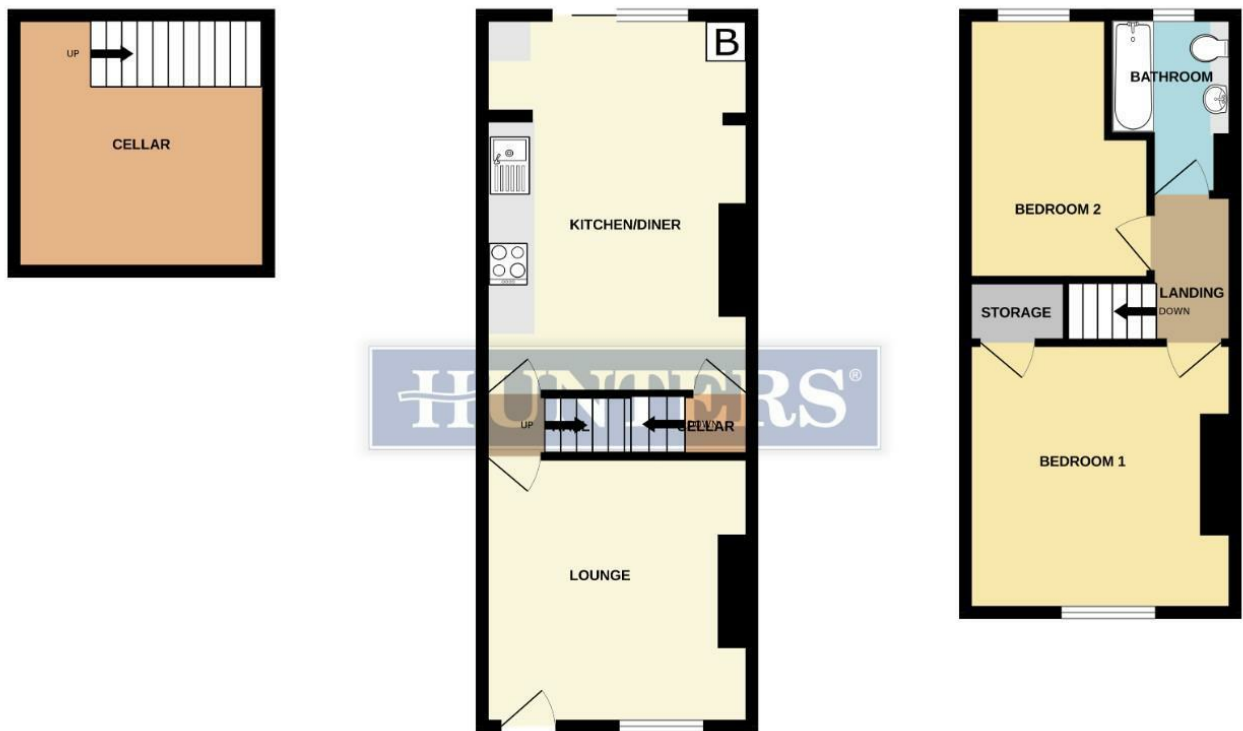
## EXTERIOR

To the front of the property is a beautiful gated garden area with gated steps and pathway leading to the front entrance.

To the rear of the property features off-street parking with outer building which can be used for storage or even a workshop. Gated seating area with water butt providing with recycled water. UPVC door leading directly into the property.



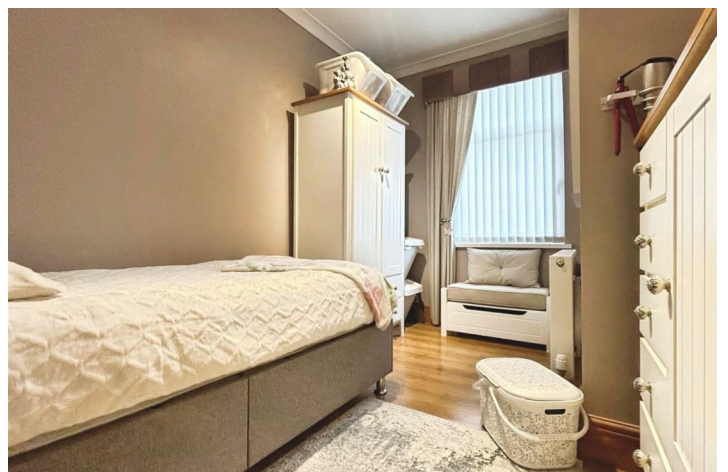
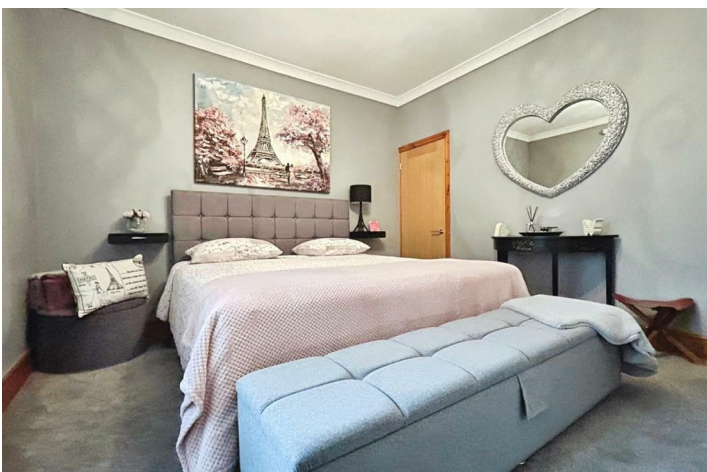
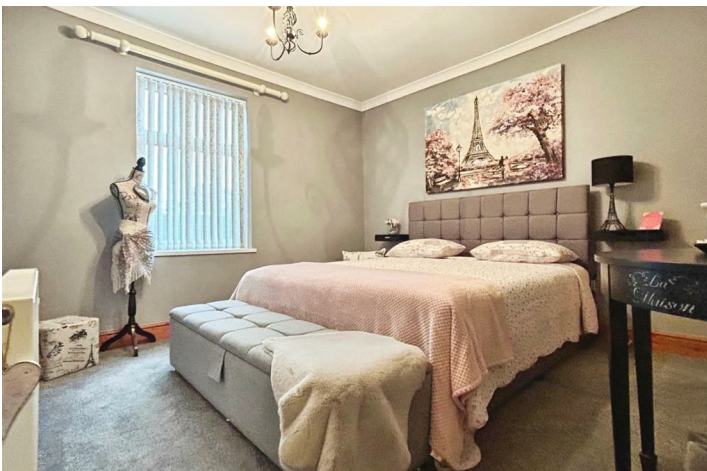
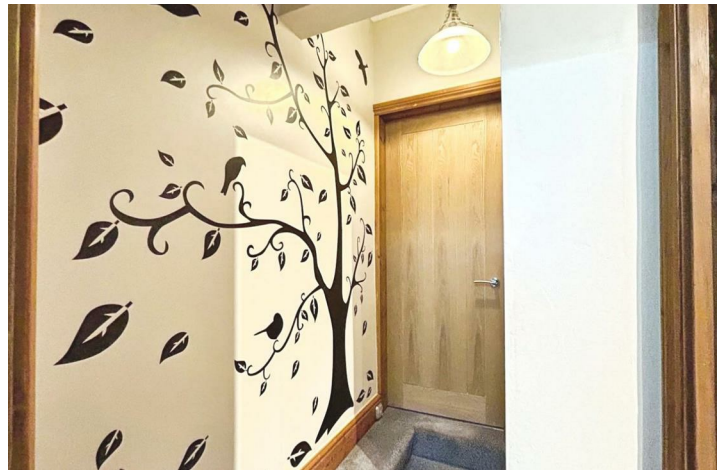
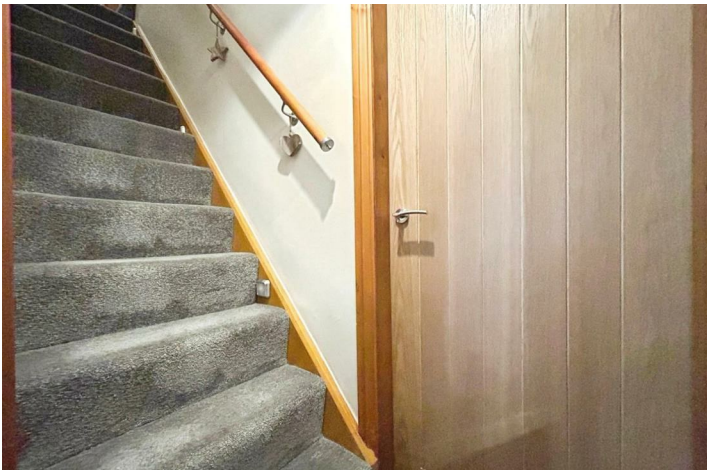
Floorplan



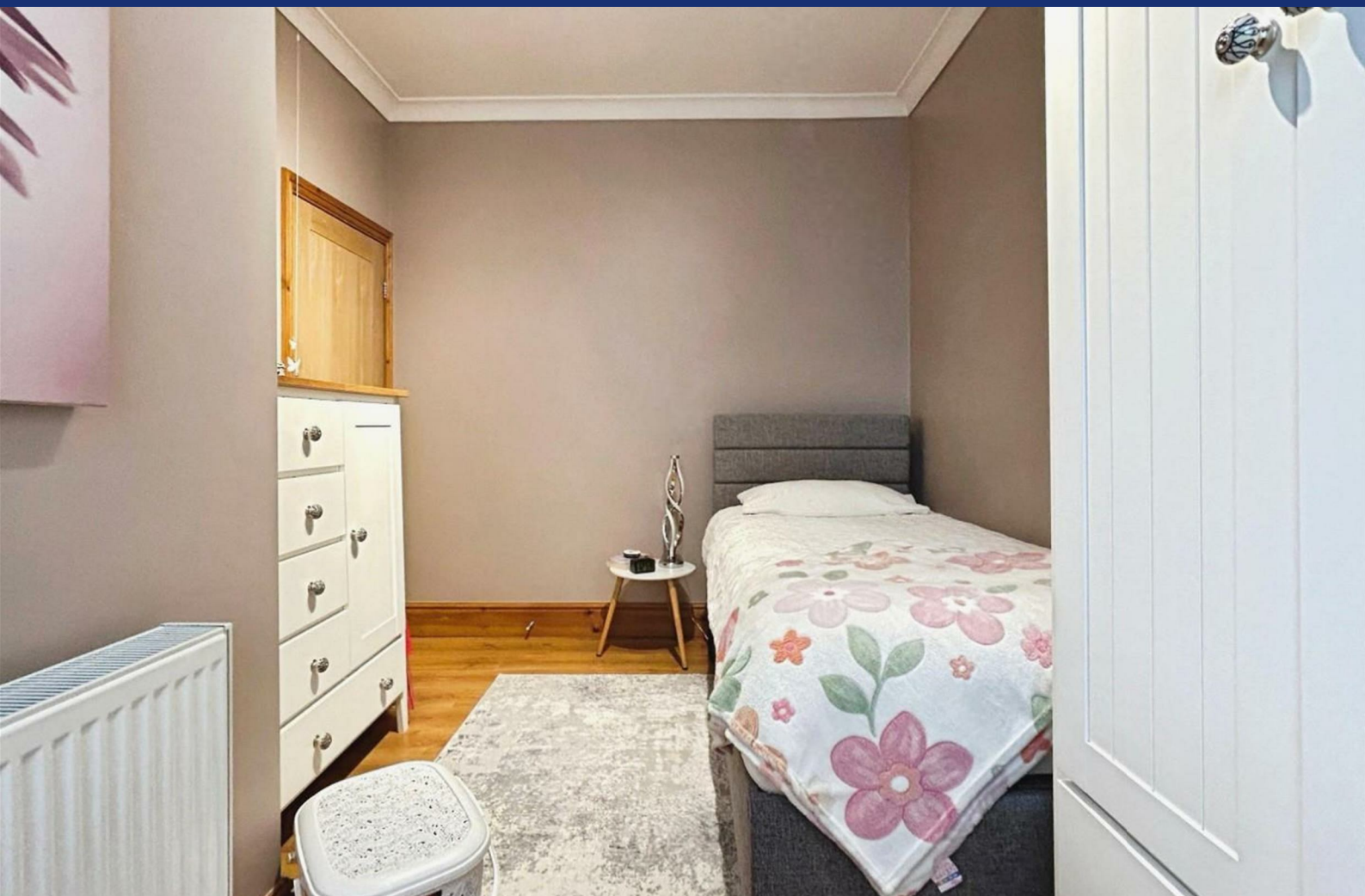
TOTAL FLOOR AREA : 855 sq.ft. (79.5 sq.m.) approx.



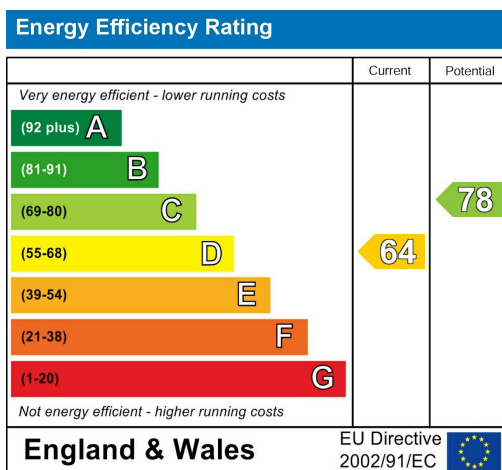








## Energy Efficiency Graph



## 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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