

Fountains Avenue, Ingleby
Barnsley



£235,000

IH INGLEBY HOMES





Situated within this favoured 'Beckfields' area of Ingleby Barwick, whilst occupying a generous plot with lovely gardens, early inspection is advised when it comes to this three bedroom detached property.

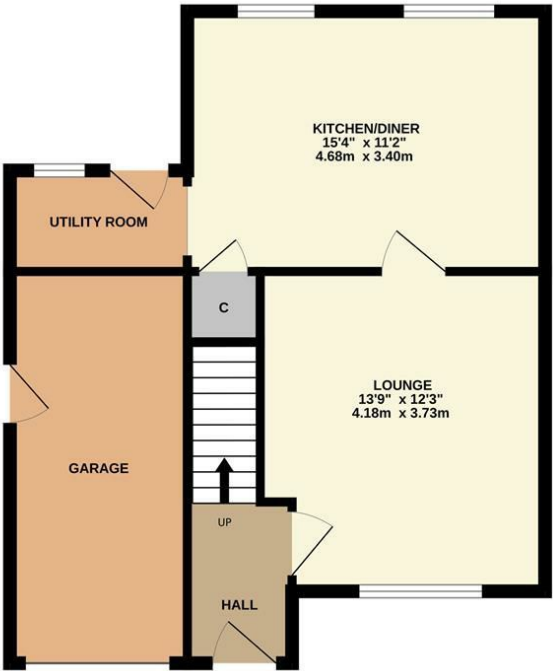
Tasteful and attractive throughout, the spacious internal accommodation briefly comprises an entrance hall, spacious lounge, separate open-plan kitchen/diner and separate utility to the ground floor. The first floor delivers three great bedrooms, all doubles, the front 'Master' with fitted sliding robes and upgraded ensuite, separate family bathroom.

The front garden is established, well-tended and laid mainly to lawn, bordered along the side with mature evergreens, whilst the large drive runs alongside allowing ample off-road parking and approaching the integral garage. Complimented by the generous rear garden, which enjoys a large re-laid near-end patio and near-deck with coordinated planters. The rest laid mainly to lawn and fully fence enclosed, with a gravel path to a far end patio.

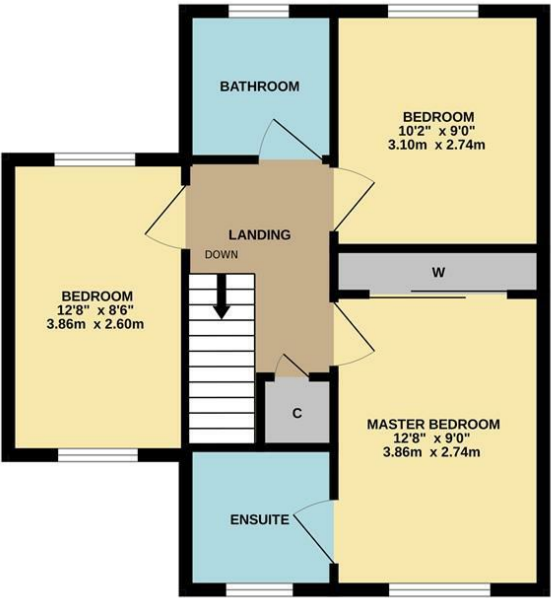


The Layout

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

The Location



Council Tax Band: C
Tenure: Freehold



- Tasteful and attractive throughout, viewing essential
- Larger style three bedroom detached property
- Favoured, and established 'Beckfields' location within Ingleby Barwick
- Impressive open-plan kitchen/diner with utility off
- Three generous bedrooms, 'Master' with robes and upgraded ensuite
- Great plot with front garden, large drive, garage and generous rear garden