



Knollbeck Avenue, Brampton Barnsley S73 0UH



welcome to
Knollbeck Avenue, Brampton
Barnsley

- Deceptively spacious 3 bedroom semi detached Council Tax - A EPC Rating - D
- Excellently placed for amenities, schools, shops & transport links
- Well presented throughout
- Entrance Hall, Cloakroom, lounge, dining room, kitchen, utility room
- Driveway to the front & garage

Tenure: Freehold EPC Rating: D

£159,950

THERE'S NO PLACE LIKE HOME! Situated in this popular location, excellently placed for amenities, schools & Cortonwood Retails Park - this spacious 3 bedroom semi-det makes a perfect family home! Boasting well presented accommodation, a drive, garage & a delightful garden - CALL NOW!



Ground Floor:
Entrance Hallway
Lounge
11' 11" x 11' 11" (3.63m x 3.63m)
Diner
11' 2" x 11' 11" (3.40m x 3.63m)
Kitchen
7' 11" x 9' 1" (2.41m x 2.77m)
Utility Room
Cloakroom
1st Floor:
First Floor Landing
Bedroom One
12' 6" x 11' (3.81m x 3.35m)
Bedroom Two
12' 4" x 10' 6" (3.76m x 3.20m)
Bedroom Three
7' 11" x 5' 11" (2.41m x 1.80m)
Bathroom
Exterior:
Garage

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Property Ref:
MXB117684 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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