



**Knollbeck Avenue, Brampton Barnsley S73 0TH**

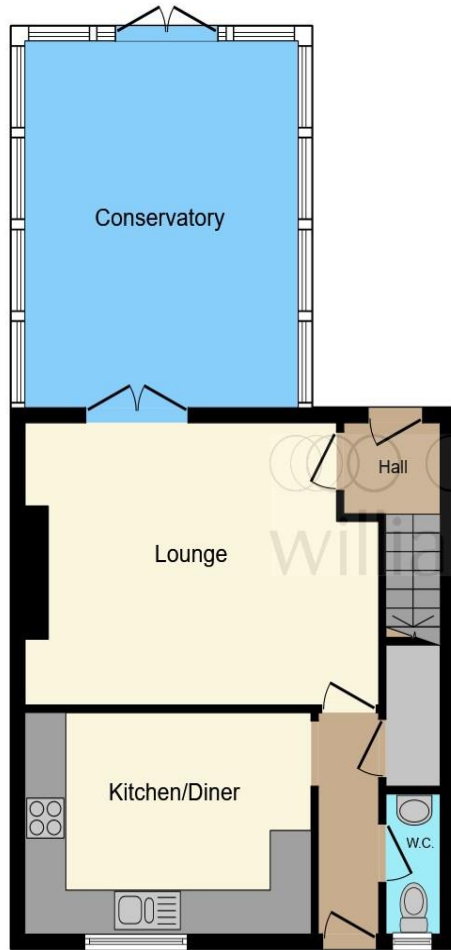


**welcome to**

**Knollbeck Avenue, Brampton Barnsley**

WE GONNA ROCK DOWN TO, KNOLLBECK AVENUE! Perfect for growing families, this 4 bedroom home is excellently placed for amenities, schools, shops & transport links. Boasting well presented & spacious accommodation along with a conservatory, drive & generous rear garden. CALL NOW!





**Ground Floor**



**First Floor**

## Ground Floor:

### Entrance Hallway

### Downstairs W/ C

### Lounge

17' into recess x 12' 7" into french doors ( 5.18m into recess x 3.84m into french doors )

### Kitchen/Diner

13' 8" x 9' 11" ( 4.17m x 3.02m )

### Conservatory

16' 6" x 11' 10" ( 5.03m x 3.61m )

### Rear Hall

## 1st Floor:

### Landing

### Bedroom One

11' 7" max x 10' 7" ( 3.53m max x 3.23m )

### Bedroom Two

11' 7" x 10' 4" into recess ( 3.53m x 3.15m into recess )

### Bedroom Three

8' 3" x 6' 6" ( 2.51m x 1.98m )

### Bedroom Four

7' 2" x 5' 7" ( 2.18m x 1.70m )

### Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Knollbeck Avenue, Brampton Barnsley

- 4 bedroom mid town house. EPC D. Council Tax A.  
Excellent family home
- Excellently placed for local amenities, schools, shops & transport links
- Well presented & spacious accommodation throughout
- Downstairs W.C, conservatory, lounge & kitchen, rear hall
- Loft which has been bordered & pull down ladder

Tenure: Freehold EPC Rating: D

guide price

**£160,000 - £170,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB118286](http://williamhbrown.co.uk/Property/MXB118286)



Property Ref:  
MXB118286 - 0003

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