



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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Barnes Street, Clayton Le Moors, BB5 5PG

£89,950

BRIGHT TWO BEDROOM MID TERRACE PROPERTY

This spacious mid-terrace house offers a perfect blend of modern living and comfort. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy yet stylish home.

Upon entering, you are greeted by a spacious lounge that provides an inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the modern kitchen, which features a central island, making it a wonderful space for cooking and socialising. The kitchen is designed with contemporary fittings, ensuring both functionality and style.

The family bathroom is conveniently located and offers all the necessary amenities for daily living. Outside, the property boasts a rear yard, providing a private outdoor space for enjoying the fresh air or hosting summer barbecues.

Situated in a great town location, this home benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those who value convenience. Whether you are looking to settle down or invest, this property presents a fantastic opportunity in a desirable area. Don't miss the chance to make this lovely house your new home.

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**2**

**1**

**1**

**D**

- Tenure Leasehold
 - On Street Parking
 - Three Piece Bathroom Suite
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Two Generously Sized Bedrooms
 - Enclosed Rear Yard
- EPC Rating TBC
 - Contemporary Fitted Kitchen
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance
UPVC double glazed frosted door to vestibule.

Vestibule
4'5 x 3'2 (1.35m x 0.97m)
Wood effect lino and door to hall.

Hall
9'2 x 3'1 (2.79m x 0.94m)
Central heating radiator, wood effect lino, stairs to first floor, doors to reception room and kitchen.

Reception Room
13'2 x 12'2 (4.01m x 3.71m)
UPVC double glazed window, central heating radiator and electric fire.

Kitchen
15'5 x 13'8 (4.70m x 4.17m)
UPVC double glazed window, central heating radiator, gloss wall and base units, marble effect work top, breakfast bar, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, access to boiler, plumbed for washing machine, space for fridge freezer, under stairs storage, spotlights, wood effect flooring and UPVC double glazed frosted door to rear.

First Floor

Landing
6'8 x 6'4 (2.03m x 1.93m)
Smoke alarm, loft hatch, doors to two bedrooms and bathroom.

Bedroom One
15'10 x 13'2 (4.83m x 4.01m)
UPVC double glazed window and central heating radiator.

Bedroom Two
15' x 8'8 (4.57m x 2.64m)
UPVC double glazed window and central heating radiator.

Bathroom
8'1 x 6'5 (2.46m x 1.96m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower, tiled elevation, wood effect lino, spotlights and extractor fan.

External

Rear
Enclosed paved yard, outbuilding and gate to shared access road.

