



## 15 Burtop Croft

Hemingfield, Barnsley, S73 0QR

£280,000



Situated in a sought-after neighborhood, this residence is conveniently close to amenities such as schools, shops, recreational facilities and in easy reach of the M1 Motorway making it an exceptional choice for those seeking a contemporary lifestyle with all the conveniences at their doorstep.

This house truly embodies modern living with its stylish design, functional layout, and prime location. Don't miss the opportunity to make this exceptional property your new home.



## GROUND FLOOR

### ENTRANCE HALL

Front facing entrance door, double glazed window to the side elevation, radiator and stairs which rise to the first floor landing.

### LOUNGE/DINING

Having a front facing double glazed window, laminate flooring, under stairs storage, radiator, through dining area with ample space for a table and sliding doors lead to the conservatory.

### KITCHEN

Having a range of wall and base units, worktop surface over which incorporates the sink unit with mixer tap, integrated appliances include the oven, hob and extractor, fridge freezer and dishwasher. Rear facing double glazed window and radiator.

### CONSERVATORY

Overlooking the rear garden.

### SITTING ROOM/FORMER GARAGE

A versatile space that would be an ideal fourth bedroom/office/childs playroom.

### UTILITY ROOM

Plumbing for the washing machine, space for dryer and houses the combination boiler.

### DOWNSTAIRS WC

WC, wash hand basin and plumbing for a shower to be fitted.

## FIRST FLOOR

### LANDING

### MASTER BEDROOM

A double bedroom with fitted wardrobes, double glazed window, radiator and access to the en-suite.

### EN-SUITE

A three piece suite.

### BEDROOM TWO

A further double bedroom with fitted wardrobes, double glazed window and radiator.

### BEDROOM THREE

A further double bedroom with fitted wardrobes, radiator and double glazed window.

### HOUSE BATHROOM

A three piece suite.

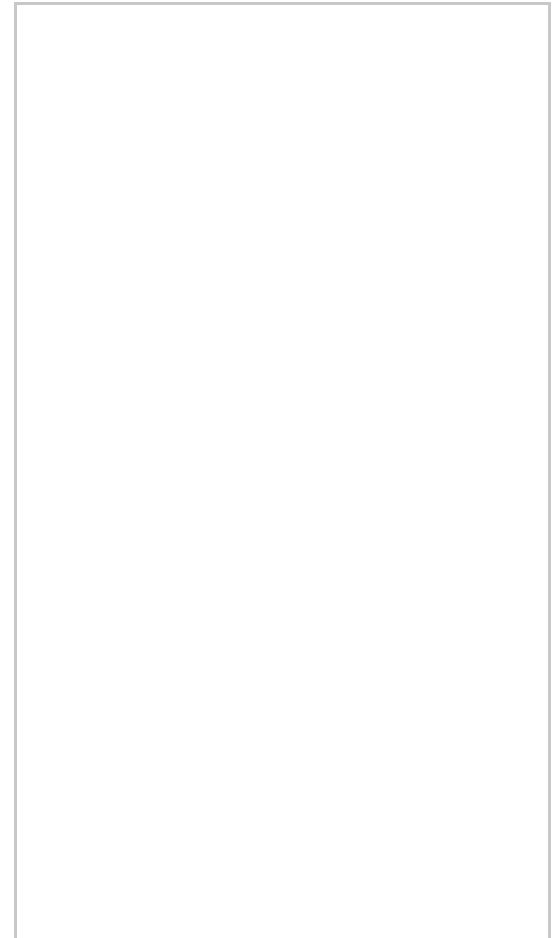
## OUTSIDE

To the front of the property is a driveway providing ample off road parking, to the side is a well maintained pebbled area and to the rear is a enclosed garden mainly laid to lawn with a patio seating area and decked area ideal for anyone wanting an hot tub.

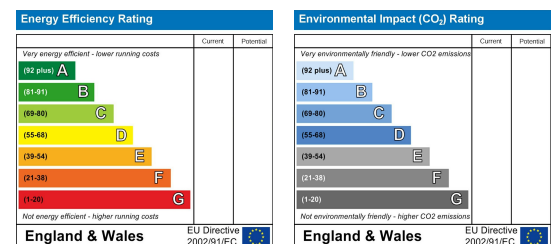
## Area Map



## Floor Plans



## Energy Efficiency Graph



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