

HUNTERS®

HERE TO GET *you* THERE



Bentham Way

Mapplewell, Barnsley, S75 5QA

Asking Price £170,000



Hunters are extremely proud to present to the market this two double bedroom, Semi-detached home oodled with character in the high demand S75 location Mapplewell, Barnsley.

With an ideal close proximity to all amenities such as transport links, local pubs, restaurants and providing easy access to the motorway. The property additionally boasts from its generously spacious rooms, double glazing and gas central heating throughout. Briefly accommodating a porch, lounge, kitchen/ diner, family bathroom and two double bedrooms.

Externally the property provides off street parking and a generously sized garden to the rear elevation.

Call Hunters today to arrange your highly advised viewing to appreciate the amazing qualities this property has to offer and avoid disappointment.



ENTRANCE

Offering access into the lounge.

LOUNGE 11'10" x 16'5" (3.61 x 5)

The lounge features wooden flooring, LED spot lighting to the ceiling, stairs rising to the first floor with fitted carpets, a PVCu double glazed window to the front elevation, a wall mounted radiator and a gas fire with a feature surround.

KITCHEN 11'10" x 8'2" (3.6 x 2.49)

The kitchen is fitted with a range of wall and base units with integral appliances that includes an electric double oven, four ring gas hob with extractor fan over and an inset sink and drainer with a mixer tap over. Also with space for free standing appliances, tiled flooring, a rear facing PVCu double glazed window, a wall mounted radiator and a PVCu double glazed door giving access to the re...

LANDING

The landing offers fitted carpets and access to rooms on the first floor.

BATHROOM 4'11" x 9'10" (1.5 x 3)

The house bathroom features a three piece suite comprising a low flush WC, pedestal wash hand basin and panel bath with shower over. Also with LED spot lighting to the ceiling, a built in storage cupboard, partially tiled walls, tiled flooring, a wall mounted towel radiator and an elevated PVCu double glazed window.

BEDROOM ONE 11'2" x 9'10" (3.4 x 3)

The first bedroom offers fitted carpets, integral wardrobes with sliding doors, a wall mounted radiator and an elevated PVCu double glazed window.

BEDROOM TWO 11'6" x 7'7" (3.51 x 2.31)

The second bedroom provides fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

EXTERNALLY

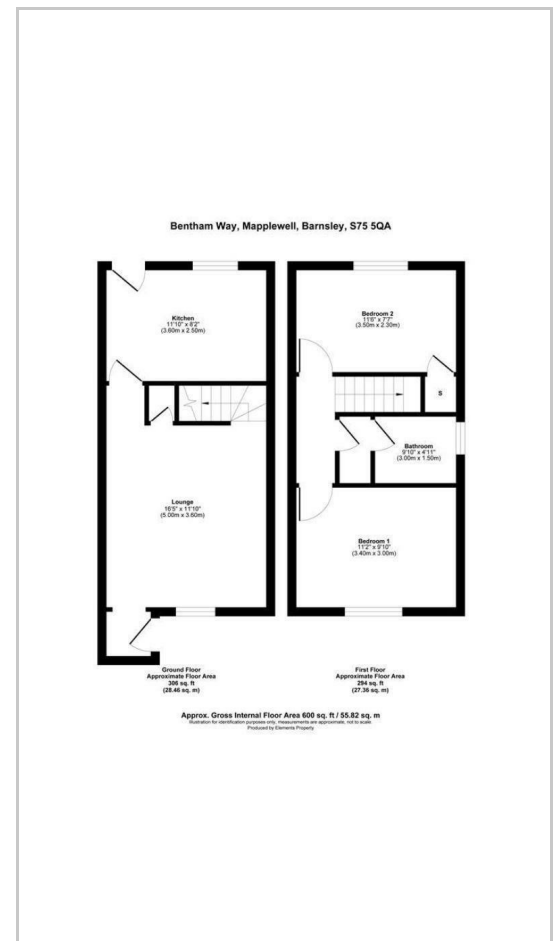
To the front of the property offers an easily maintained lawned garden with access to the rear via the driveway at the side with off road parking.

The rear features a large enclosed garden with a small easily maintained lawn area and large decked seating area.

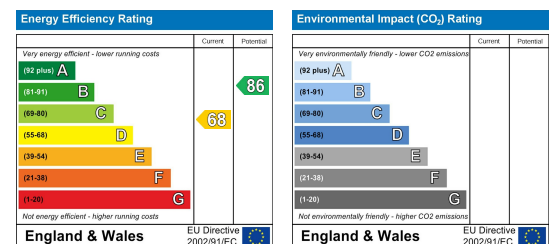
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

1-3 Church Street, Barnsley, S70 2AB

Tel: 01226 447155 Email: barnsley@hunters.com <https://www.hunters.com>