

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

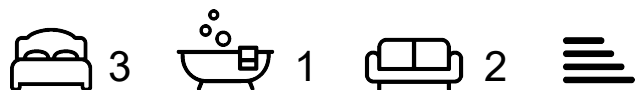


## Withens Court

Mapplewell, Barnsley, S75 6HY

Guide Price £200,000

£200,000 to £210,000 GUIDE PRICE!



THREE BEDROOM HOME WITH OUTBUILDING AND GARAGE!

A rare opportunity to acquire this wonderful, three bedroom brick built semi-detached home with detached garage in Mapplewell, Barnsley. The area of Mapplewell provides easy access to all amenities such as shops, schools, local bars and restaurants. Accessing the dwelling via the large front garden of this impressive home offers a country setting on both sides. The property briefly comprises: Entrance hallway, lounge, kitchen, dining room, landing, three bedrooms and a family bathroom. This fantastic opportunity is built upon a large private plot, has beautifully landscaped gardens, plus a large timber built outbuilding with power, water and its own w/c. The property is peacefully located, nestled on the edge of the village offering good local schools and only a short drive to the motorway.

CALL HUNTERS BARNSELEY TODAY!



Entrance hall

Lounge 12'9" x 13'5" (3.91m x 4.1m )

Kitchen 7'10" x 9'10" (2.4m x 3m)

Dining room 7'6" x 9'10" (2.3m x 3m)

Landing

Bedroom one 12'5" x 8'10" (3.8m x 2.7m)

Bedroom two 10'9" x 9'6" (3.3m x 2.9m)

Bedroom three 7'2" x 7'6" (2.2m x 2.3m)

Outbuilding

Garage

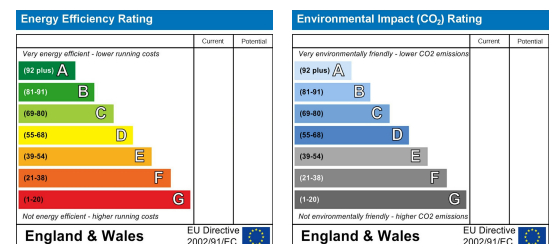
## Area Map



## 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.

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