

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Park Grove

Barnsley, S70 1QE

Offers Over £290,000



Council Tax:



# 121 Park Grove

Barnsley, S70 1QE

Offers Over £290,000



## ENTRANCE HALL

Welcomed into the property via the composite entrance door into the hallway with a wall mounted radiator, stairs rising to the first floor with fitted carpets, access to the cellar with further storage space and access to rooms on the ground floor.

## LOUNGE

12'11" x 15'9" (3.94 x 4.8)

The lounge offers fitted carpets, a log burner fire with a feature surround, a wall mounted radiator and a PVCu double glazed bay window to the front elevation.

## DINING ROOM

10'10" x 15'1" (3.3 x 4.6)

Leading from the lounge is the dining room with fitted carpets, a wall mounted radiator and PVCu double glazed French style patio doors leading to the rear garden.

## KITCHEN/ DINING ROOM

10'11" x 17'3" (3.33 x 5.26)

The kitchen is fitted with a range of modern wall and base units featuring a range cooker, fridge, freezer, dishwasher and an inset sink and drainer with a swan neck mixer tap over. Also with vinyl finished flooring, LED spot lighting to the ceiling, a wall mounted radiator, a rear facing PVCu double glazed window and a composite door accessing the rear garden.

## CELLAR

CELLAR

## LANDING

Providing fitted carpets, stairs rising to the attic bedroom and access to rooms on the first floor.

## FAMILY BATHROOM

The house bathroom features a three piece modern suite comprising a low flush WC, double vanity wash hand basins and a P shaped panel bath with shower over. Also with a wall mounted radiator and an elevated PVCu double glazed window.

## MASTER BEDROOM

17'2" x 12'2" (5.23 x 3.71)

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

## BEDROOM TWO

11'2" x 15'3" (3.4 x 4.65)

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

## BEDROOM THREE

10'0" x 11'2" (3.05 x 3.4)

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

## ATTIC BEDROOM

15'0" x 16'4" (4.57 x 4.98)

Located on the second floor is the attic bedroom featuring fitted carpets, LED spot lighting to the ceiling, a wall mounted radiator and an elevated PVCu double glazed window.

## EXTERNALLY

To the front of the property offers an enclosed buffer garden with block paving, white pebbled area and a small artificial lawn area with access to the entrance door.

Tel: 01226 447155

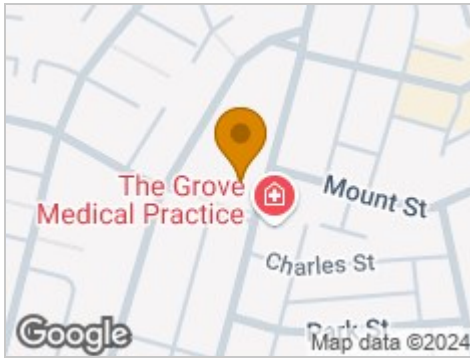
The rear features a large low maintenance enclosed garden laid with Yorkshire Stone.

### Outdoor Space

The rear of the property includes a block paved seating area and a gated off street parking area.



## Road Map



## Hybrid Map



## Terrain Map



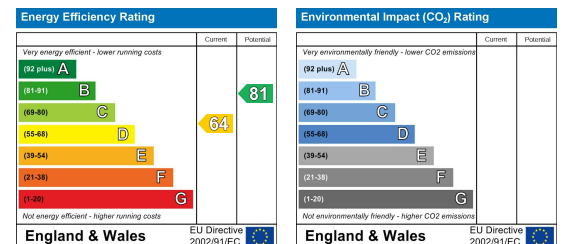
## Floor Plan



## Viewing

Please contact our Hunters Barnsley Office on 01226 447155 if you wish to arrange a viewing appointment for this property or require further information.

## 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.