

Vaughan Terrace, Great Houghton, Barnsley, S72 0AG

Two Bedroom Terrace Property | Front and Rear Gardens | Ideal For First Time Buyers and Investments | PVCu Double Glazing

Gas Central Heating | Close To Local Amenities and Transport Links | |

Offers In Excess Of: £60,000

HUNTERS®
HERE TO GET *you* THERE

Vaughan Terrace, Great Houghton, Barnsley, S72 0AG

Hunters are offering to the market this two bedroom terrace property located in Great Houghton, Barnsley. Briefly comprising a lounge, kitchen, two bedrooms and a house bathroom. This property also benefits PVCu double glazing, gas central heating, ideal for first time buyers and investments and a nearby location to local amenities and transport links.

LOUNGE

4.09m (13' 5") x 3.99m (13' 1")

Entering the property via a PVCu door into the lounge with laminate flooring, a TV point, a wall mounted radiator and a front elevated PVCu double glazed window.



KITCHEN

3.7m (12' 2") x 4m (13' 1")

The kitchen is fitted with a range of wall and base units including an integral electric double oven, four ring gas hob with extractor fan over and an inset sink and drainer with mixer tap over. Also with vinyl finished flooring, an elevated PVCu double glazed window and a PVCu door.



LANDING

The landing provides access to all rooms on the first floor.

BEDROOM ONE

4.3m (14' 1") x 4.1m (13' 5")

The master bedroom offers a fully fitted carpet, a wall mounted radiator, beneficial storage cupboards and an elevated PVCu double glazed window.



BEDROOM TWO

2.8m (9' 2") x 1.7m (5' 7")

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

BATHROOM

1.50m (4' 11") x 3.40m (11' 2")

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

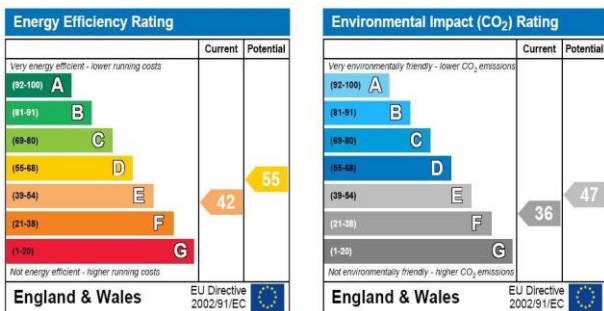


EXTERNALLY

To the front of the property offers a lawn garden and the rear elevation provides an enclosed concrete yard.



ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Saturday: 8am until Late

Sunday: Happy to arrange by appointment.

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.

Hunters 1-3 Church Street, Barnsley, S70 2AB

01226 447 155

barnsley@hunters.com

VAT Reg. No 106 9695 86 | Registered No: 7329342 England & Wales

Registered Office: 1-3 Church Street, Barnsley S70 2AB

A Hunters Franchise owned and operated licence by 4sale2u (Barnsley) Ltd

DISCLAIMER

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.