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## Barnsley Road

Thorpe Hesley, S61 2RR

Guide Price £140,000 - £150,000



- 2 BED MID TERRACE
- STYLISH DECOR
- SPACIOUS LAYOUT
- VILLAGE LOCATION
- CLOSE TO AMENITIES

- NO UPWARD CHAIN
- MODERN FIXTURES AND FITTINGS
- LOW MAINTENANCE COURTYARD
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND A

Tel: 0114 257 8999

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GUIDE PRICE £140,000 - £150,000. NO UPWARD CHAIN! Nestled in the charming village location of Thorpe Hesley, this delightful 2 double bed mid-terrace offers a fantastic opportunity for both investors and first-time buyers alike. Located withing walking distance of an array of amenities, surrounded by reputable school, on the periphery of the picturesque Wentworth Estates, serviced by good bus routes, only a few minutes from the M1 and with direct routes leading to Rotherham, Barnsley and Sheffield

Boasting a cosy reception room, two spacious double bedrooms, and a well-appointed bathroom, this property is perfect for those seeking a comfortable and stylish living space. The stylish decor throughout the house adds a touch of elegance, making it a welcoming place to call home. With a low maintenance yard, you can enjoy outdoor relaxation without the hassle of extensive upkeep. The 753 sq ft of living space provides ample room for daily living while maintaining a cosy and inviting atmosphere and with no upward chain it is ready to go!

Briefly comprising living room, kitchen/diner, rear porch, two double bedrooms, bathroom and outdoor store room.

Whether you're looking to invest in a promising property or take your first step on the property ladder, this house on Barnsley Road is sure to captivate your heart. Don't miss out on the opportunity to own a piece of history in this desirable village location.

## LIVING ROOM

12'11 x 12'11 (3.94m x 3.94m)

Through a uPVC door leads into a elegant, roomy living space, drenched in natural light through a large front facing uPVC window, hosting a charming feature fireplace giving a great focal point to the room, built in storage, wall mounted radiator, aerial point, telephone point and door leading into the kitchen.

## KITCHEN/ DINER

12'11 x 11'2 (3.94m x 3.40m)

A stylish and spacious kitchen/diner, hosting an array of light grey wall and base units providing plenty of storage space, contrasting grey wood effect work surfaces, inset stainless steel sink and drainer with matching mixer tap, inset electric hob and electric oven with stainless steel extractor above, under counter space and plumbing for washing machine, space for a tall/fridge/freezer, wall mounted combi boiler, wall mounted radiator, ample space for a dining table, uPVC window, glazed uPVC door leading to the porch and stairs rising to the first floor.

## REAR PORCH

Perfect for muddy paws and wellies, this handy rear uPVC porch also offered a great cloakroom space, accessed through a glazed uPVC door.

## BEDROOM 1

12'11' x 12'1 (3.94m' x 3.68m)

A large double bedroom flooded in natural light through a large front facing uPVC window, also comprising built in shelving, wall mounted radiator and aerial point.

## BEDROOM 2

9'7 x 7'10 (not including alcove) (2.92m x 2.39m (not including alcove))

A small double or good sized single, home office or nursery, boasting a perfect alcove for extra storage, wall mounted radiator and rear facing uPVC window.

## BATHROOM

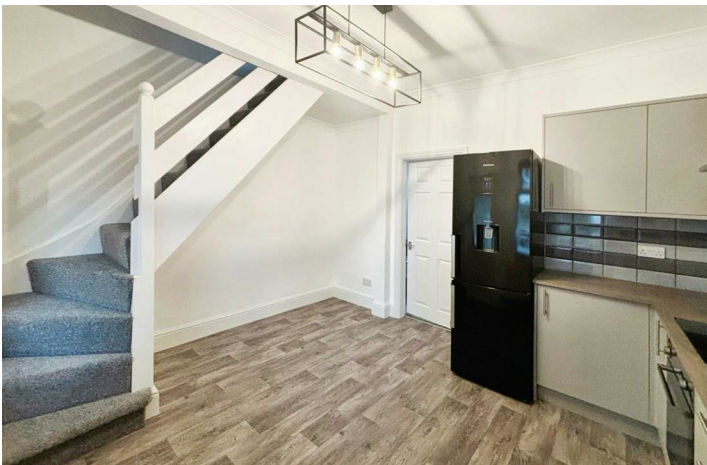
6'7 x 5'7 (2.01m x 1.70m)

A generously sized, monochrome bathroom, fully tiles in fresh white with a black tiled floor, comprising bath with electric shower over, white pedestal sink, low flush WC, wall mounted radiator, inset spots and extractor fan.

## EXTERIOR

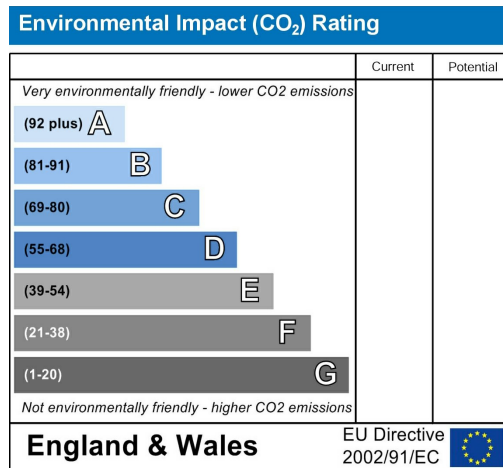
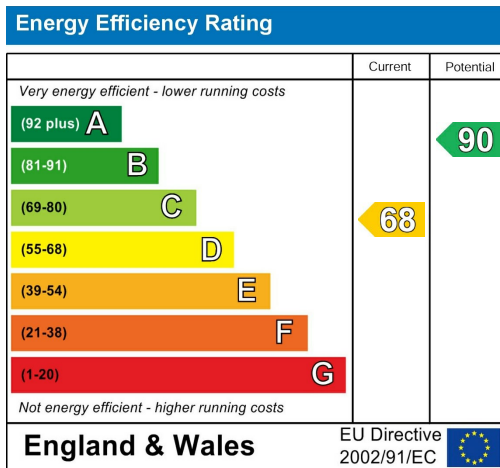
Immediately to the rear of the property is a fully enclosed, low maintenance paved courtyard, the perfect spot to entertain in the summer months. or sit and relax after a long day. Ample on street parking is available at the front of the property. There is also a secure outdoor store with uPVC door to provide that extra storage we all crave.

# Floorplan





## Energy Efficiency Graph



## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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 Station Road, Chapeltown, Sheffield, S35 2XE  
Tel: 0114 257 8999 Email: [chapeltown@hunters.com](mailto:chapeltown@hunters.com)  
<https://www.hunters.com>

