



34 Park Lane, Great Houghton, Barnsley, S72 0AX

Offers In The Region Of £170,000

This exquisite semi-detached property, ideal for families and couples, features three bedrooms, an open-plan kitchen with dining area, a bright reception room, a private garage, parking space, a lovely garden, and is located in a quiet area with excellent transport links.

Call MERRYWEATHERS on 01226 730850 to arrange your viewing today.

Property Description

We are delighted to present this exquisite semi-detached property for sale. It is an ideal residence for both families and couples seeking a comfortable and serene living space.

The property boasts three tastefully appointed bedrooms. Two of these are spacious double bedrooms, offering ample space and a welcoming environment for restful nights. The third bedroom is a single, perfect for a child's room, guest room, or perhaps a home office.

The heart of this home is undoubtedly the open-plan kitchen. It is a bright, naturally lit space with a designated dining area. Offering a modern design, this kitchen is not only practical but also a pleasant area for family meals and entertaining guests.

The property also features a reception room with large windows, bathing the room in natural light and creating an airy, open feel. This room is perfect for relaxing, socializing, or simply enjoying the view.

Outside, a private garage and parking space add convenience to this charming home. Additionally, the property benefits from a lovely garden, providing an excellent outdoor space for relaxation or play.

Located in a quiet area with excellent public transport links, this home offers the perfect balance between peaceful living and easy access to the city.

This is truly a unique property that blends comfort and functionality, and it is sure to attract a lot of interest. Don't miss out on this opportunity to secure your dream home.

Lounge 11'2" x 14'9" (3.41 x 4.51)



With a front facing UPVC window, central heating radiator and wall mounted electric fire. The lounge also benefits from neutral décor and under stairs storage cupboard.

Kitchen 14'7" x 8'10" (4.47 x 2.70)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and space for a dining table and chairs.

Bedroom One 8'3" x 12'5" (2.54 x 3.81)



With a front facing UPVC window and central heating radiator.

Bedroom Two 8'1" x 10'10" (2.48 x 3.31)



With a rear facing UPVC window and central heating radiator.

Bedroom Three 6'1" x 8'9" (1.87 x 2.67)



With a front facing UPVC window and central heating radiator and built in storage cupboard.

Bathroom 6'3" x 5'6" (1.91 x 1.69)



With a three piece suite comprising of a bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Front Elevation



To the front of the property is a laid to lawn garden with driveway which leads to the detached garage.

Rear Elevation



To the rear of the property is a laid to lawn garden with patio area and garage.

Material Information

Council Tax Band: B

Tenure: Freehold

Property Type: semi detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Off road with garage to the rear.

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is

a f f e c t e d b y c o a l m i n i n g .

<https://www.groundstability.com/public/web/home.xhtml>

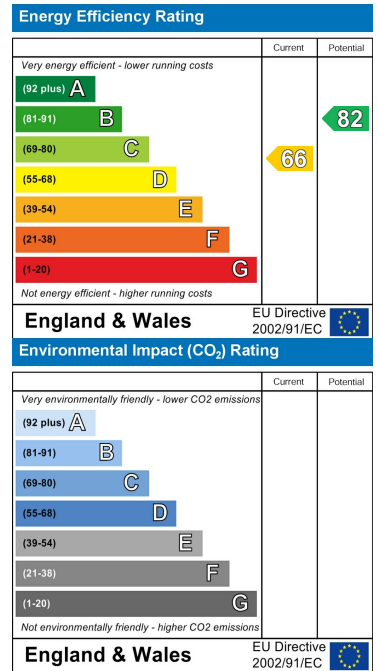
We advise all clients to discuss the above points with a convincing solicitor.

Floor Plan

Area Map



Energy Efficiency Graph



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www.merryweathers.co.uk

Merryweathers (Barnsley) Limited 8 Regent Street, Barnsley, S70 2EJ

Tel: 01226 730850 E-mail: barnsley@merryweathers.co.uk

Offices also at: Rotherham, Doncaster, Mexborough & Maltby

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

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