



9 Honeymere Court, Barnsley, S70 3RU

**Price Guide £240,000**

MERRYWEATHERS are proud to offer to the market this immaculate four-bedroom town house, situated in a peaceful cul-de-sac with excellent public transport links, features a luxurious master en-suite, modern kitchen with garden views, spacious reception rooms, a beautiful garden, and convenient parking, making it an ideal home for families and couples.

Call MERRYWEATHERS today to arrange your viewing on 01226 730850 you wont be disappointed!

## Property Introduction

Presenting this immaculate town house, now available for sale. Situated in a peaceful cul-de-sac, this property boasts excellent public transport links and is in close proximity to local parks, making it an ideal home for families and couples alike.

The property comprises 4 beautifully presented bedrooms, 3 bathrooms, 2 spacious reception rooms, and a stylish kitchen. The four bedrooms include a master bedroom with a luxurious en-suite and ample built-in wardrobes. Two other bedrooms are also double-sized, offering spacious living and plenty of natural light. The fourth bedroom is a comfortable single room, perfect for guests or as a home office.

The large bathroom comes with a separate walk-in shower, adding a touch of elegance and practicality. The kitchen is a true highlight of the property, recently refurbished with modern appliances, quartz countertops, a larder cupboard, and a beautiful garden view. It also offers a dining space that benefits from natural light, making meal times a delightful experience.

The two reception rooms are generously sized, with one featuring naturally inspired decor and the other offering a separate space, perfect for entertaining or relaxing.

This town house also offers a garage and off-street parking, ensuring convenience for the residents. The recent renovation has enhanced the property's charm while maintaining its character. The beautiful garden is an oasis of tranquillity and a perfect spot for outdoor relaxation.

With a 'C' council tax band, this property is not only a perfect home but also a smart investment.

## Lounge 14'11" x 13'8" (4.55 x 4.19)



With two front facing UPVC windows and two central heating radiators. The room is decorated tastefully with neutral tones featuring carpet to the flooring.

## Kitchen 13'10" x 14'9" (4.24 x 4.50)



Set on the ground floor is this well presented fully

equipped Kitchen benefitting from quartz work surfaces and a stainless steel sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units featuring an additional larder cupboard and integrated appliances to include a dish washer and electric oven with 6 ring gas hob above. The Kitchen features UPVC French doors enjoying views out to the rear garden making the space bright and inviting.

## Dining Room 8'8" x 13'10" (2.66 x 4.22)



Located to the ground floor with a front facing UPVC window and central heating radiator. The room is currently being used as an additional bedroom.

## WC 5'10" x 2'9" (1.78 x 0.85)



With a two piece suite comprising of a low flush WC, hand wash basin and central heating radiator.

## Bedroom One 13'8" x 14'8" (4.19 x 4.49)



With two front facing UPVC windows and two central heating radiators. The room is of double size benefitting from a range of comprehensive fitted wardrobes and neutral décor.

**En suite 7'4" x 7'1" (2.24 x 2.17)**



With a three piece suite comprising of a walk in shower, pedestal hand wash basin and low flush WC. With central heating radiator.

**Bedroom Two 11'4" x 14'9" (3.47 x 4.51)**



With two front facing Velux windows and central heating radiator. The room is of double size and located on the third floor.

**En suite 4'0" x 9'2" (1.23 x 2.81)**



With a three piece suite comprising of a walk in shower, pedestal hand wash basin, low flush WC and central heating radiator with a rear facing Velux window.

**Bedroom Three 8'10" x 14'9" (2.71 x 4.51)**



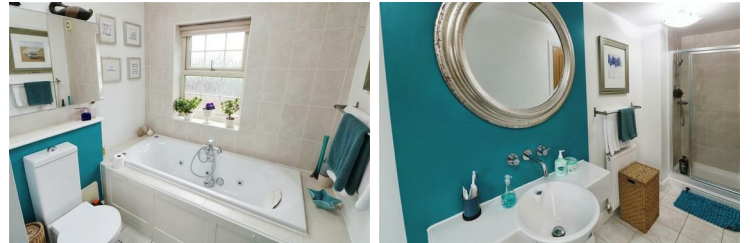
With two rear facing UPVC windows and central heating radiator. The room is of double size and benefits from neutral décor.

**Bedroom Four (office) 8'10" x 10'4" (2.70 x 3.16)**



Located on the second floor is the fourth bedroom which is currently used as a home office. the room benefits from a rear facing UPVC window and central heating radiator.

**Bathroom 7'1" x16'1" (2.18 x4.92)**



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

**External**



to the rear of the property is a well presented garden featuring a decking area ideal for entertaining on those warmer days.

**Material Information**

Council Tax Band: C  
Tenure: Freehold Garage is leasehold  
Property Type: townhouse  
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: Driveway

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 affected by coal mining.

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

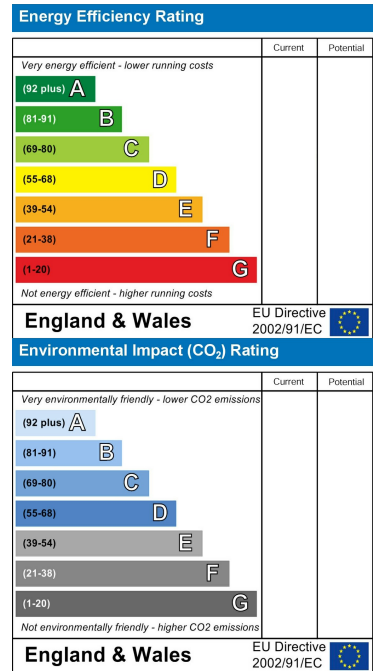
We advise all clients to discuss the above points with a convincing solicitor.

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**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 & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
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