

# HUNTERS®

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## Park Lane

Great Houghton, Barnsley, S72 0AX

Guide Price £160,000 - £170,000



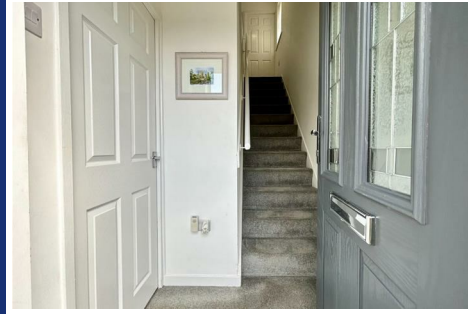
- TWO BEDROOM SEMI DETACHED PROPERTY
- DETACHED GARAGE
- SPLENDID DECOR
- BEAUTIFUL ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING: D
- COUNCIL TAX BAND: A

Tel: 01709 894440

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Located in the desirable area of Park Lane, Great Houghton, Barnsley, this charming two-bedroom semi-detached house offers a delightful blend of comfort and convenience. With its detached garage and shared driveway, this property is perfect for those seeking both practicality and a touch of elegance.

As you enter, you are welcomed by a inviting entrance hall that leads you into a cosy lounge, ideal for relaxation or entertaining guests. The well-appointed kitchen diner flows seamlessly into a bright conservatory, providing a lovely space to enjoy meals while overlooking the garden.

On the first floor, you will find two inviting bedrooms, each offering ample space and natural light. The family bathroom features a modern three-piece suite, ensuring that your daily routines are both comfortable and efficient.

The beautifully enclosed rear garden is a true highlight of this property. With a slabbed patio area, it creates the perfect setting for outdoor gatherings or quiet moments of reflection. The lawn, adorned with trees and plants, adds a touch of nature, making it an ideal space for children to play or for gardening enthusiasts to indulge their passion.

Situated in a sought-after location, this home boasts stunning views of the nearby cemetery and fields, providing a serene backdrop. Additionally, it offers excellent commuting options and is conveniently close to local amenities, ensuring that everything you need is within easy reach.

This property is a wonderful opportunity for those looking to settle in a peaceful yet accessible area. Don't miss the chance to make this charming house your new home.

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## ENTRANCE HALL

Through the front entrance door leads into the entrance hall, a great impression on any guest, comprising wall mounted radiator, carpet flooring, staircase to the first floor and doors leading straight into the lounge area.

## LOUNGE

An elegant living space, boasting bright tasteful décor and generous space for furniture. Drenched in natural light through a large uPVC window to the front exterior. Wall mounted radiator, aerial point in place, carpet flooring with open doorway leading into the kitchen/diner. Door leading to understairs storage cupboard housing the combi boiler.

## KITCHEN DINING ROOM

A stunning kitchen/diner, creating a great social space for any family, offering a beautiful white gloss fitted kitchen with an array of wall and base units providing plenty of storage space with complimentary work surface over, built in four ring electric hob with extractor fan over and splash back tiling, built in electric oven, stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for washing machine and space for tall fridge freezer. Plenty of room for dining table creating the perfect place to sit and have cup pf coffee in the morning. Comprising of wall mounted radiator, tile flooring, uPVC window and uPVC patio door with large glass side panel leading directly out into the conservatory.

## CONSERVATORY

Bringing the outdoors in, this handy convenient room can be used as your wish. having tiled flooring surrounded with uPVC windows filling the room with natural light. Further uPVC French door leading straight into the beautiful enclosed rear garden.

## LANDING

Carpeted landing with doors leading to both bedrooms and family bathroom. Having carpet flooring with uPVC window to the side elevation. Loft hatch giving access to partially boarded loft space.

## BEDROOM ONE

A generous sized master bedroom with over stairs storage cupboard located in the corner providing that storage we all crave. Large uPVC window to the front elevation letting in the natural light, carpet flooring and wall mounted radiator.

## BEDROOM TWO

Further good sized second bedroom, again neutrally decorated with carpet flooring, wall mounted radiator and uPVC window overlooking the garden.

## BATHROOM

Perfect spot to relax and unwind the sleek family bathroom comprises of three piece white suite with low flush WC, pedestal wash hand basin with storage under and bath with shower over and glass screen in place. Tiles to the walls with laminate flooring, wall mounted radiator and frosted uPVC window to the rear elevation.

## GARAGE

With up and over door, offering that extra secure storage we all crave or further off road parking and window to the rear allowing natural light.

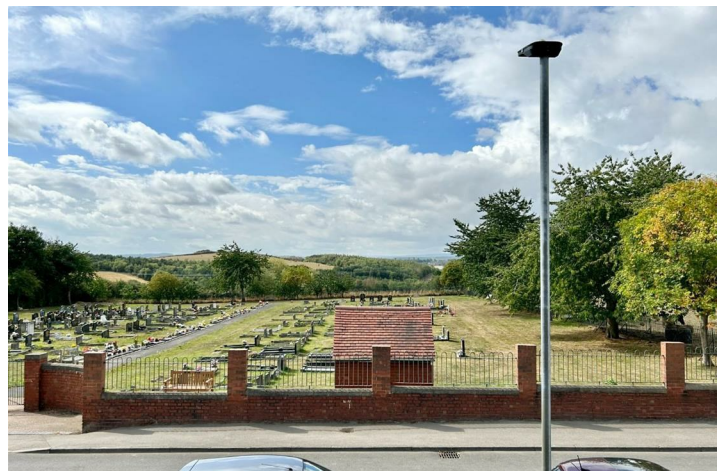
## EXTERIOR

The front of the property boasts great kerb appeal with a well maintained garden area having beautiful plants and shrubs with long shared driveway leading to a detached garage offering off road parking. To the rear of the property is a sizeable, well kept, sun drenched garden, mainly laid to lawn with large slabbed patio area providing the perfect spots to entertaining in the summer months, surrounded by colourful tress and plants adding splashes of colour to your view.

Floorplan



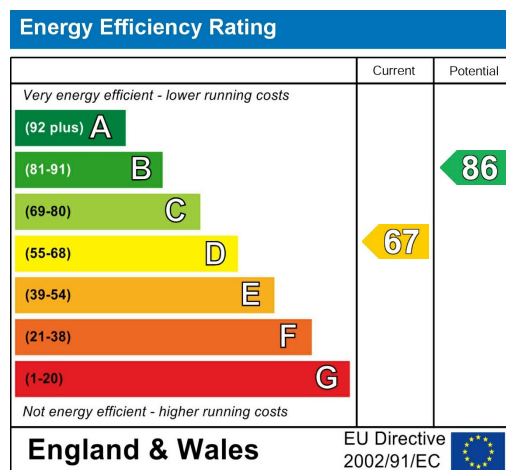








## Energy Efficiency Graph

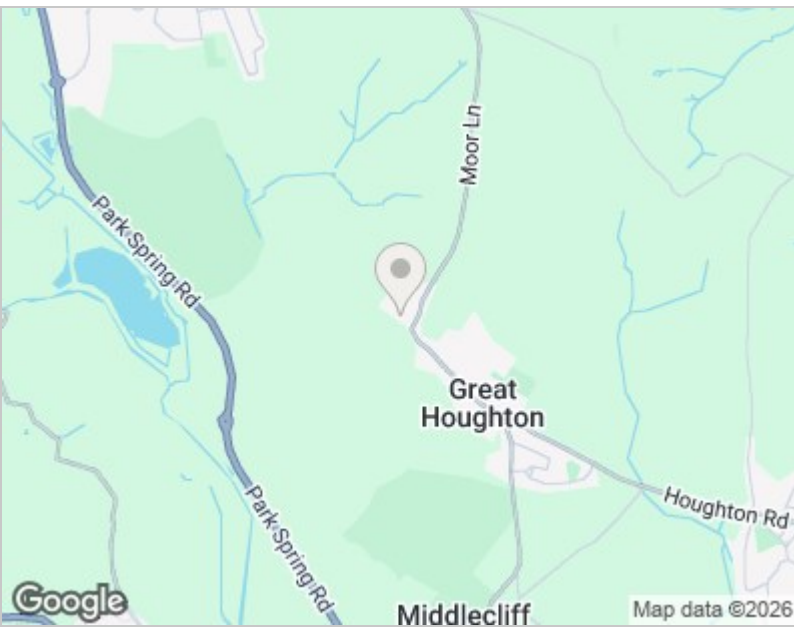


## Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 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.

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