



£170,000

TENURE : FREEHOLD

Thornton Road, S70

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 1

Modern semi-detached family home

Three well-proportioned bedrooms

Principal bedroom with en-suite shower room

Contemporary dining kitchen

Spacious lounge with garden access

Driveway providing off-road parking

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

**MoveNow Properties**

Website: <https://movenowproperties.com>

Movenowproperties are proud to present this modern, spacious and well-presented three-bedroom semi-detached home, situated in a highly sought-after residential location. Offering generous living accommodation, off-road parking, a garage, and a private rear garden with decking ideal for entertaining, this property is expected to attract strong interest. Early viewing is highly recommended.

Entrance Hall

A welcoming entrance providing access to the ground floor accommodation, setting the tone for the home with a practical and well-kept finish.

Downstairs WC

Conveniently located on the ground floor, featuring a WC and wash basin, ideal for guests and everyday family living.

Dining Kitchen

Positioned to the front of the property, the modern dining kitchen offers a practical and sociable space. Finished with laminate flooring and fitted with a gas hob, it provides ample room for dining and cooking, making it a great hub of the home.

Living Room

Situated to the rear, the bright and spacious lounge benefits from double patio doors leading directly onto the garden. With laminate flooring and a comfortable layout, this is an ideal space for relaxing and entertaining.

First Floor Landing

Providing access to all three bedrooms and the family bathroom, with a natural flow throughout the upper level.

Bedroom One En-Suite

A generous principal bedroom located to the rear of the property, complete with fitted carpet and its own private en-suite shower room comprising shower, WC and wash basin.

Bedroom Two

A well-proportioned double bedroom with carpeted flooring, located to the front of the property, ideal as a guest room, child's bedroom or home office.

Bedroom Three

A comfortable third bedroom, also carpeted, located to the front of the property, suitable for a nursery, study or single bedroom.

Family Bathroom

A modern bathroom suite comprising bath, WC and wash basin, finished to serve the remaining bedrooms with ease.

Outside

To the front, the property benefits from a driveway providing off-road parking and access to the garage. To the rear, there is a private enclosed garden featuring a decking area, perfect for family gatherings, outdoor dining and entertaining.

Location

Located in a popular residential area on the fringes of Barnsley town centre, this home is ideally positioned for a wide range of amenities. Local shops, schools and services are all close by, making it perfect for families. Excellent transport links are also within easy reach, with the M1 motorway just a short drive away.

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EPC Rating:

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band A

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.

Parking type: Off road.

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.

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.

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

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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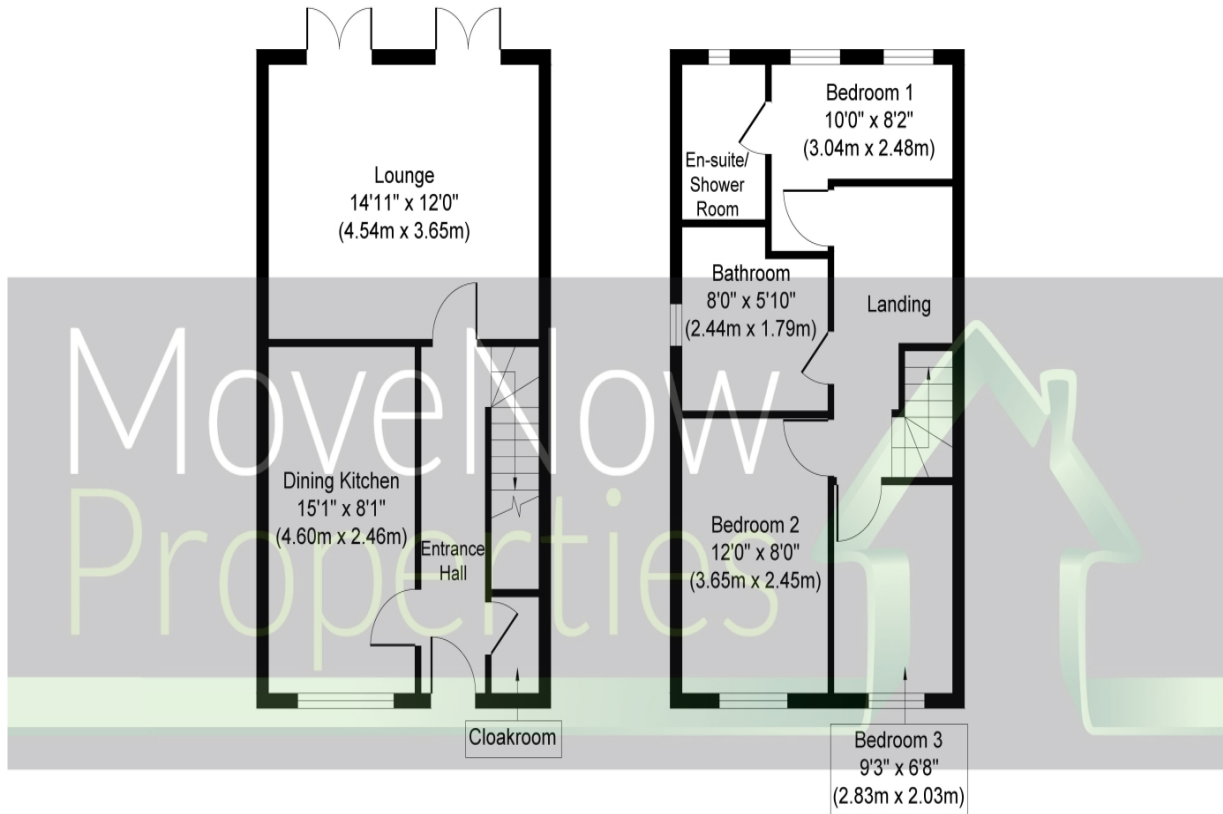
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Ground Floor
Approximate Floor Area
408 sq. ft
(37.90 sq. m)

First Floor
Approximate Floor Area
408 sq. ft
(37.90 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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