

SUPERBLY PRESENTED THREE BEDROOM SPACIOUS, MID-TERRACED HOUSE IN BARNBY DUN WITH CONSERVATORY AND LOVELY GARDEN. Delightful home within a popular family location, in walking distance of the local primary school, with plenty of amenities and canal/countryside walks on the doorstep. This is sure to impress all buyers with location and presentation. The house briefly comprises of entrance hallway, lounge, conservatory, breakfast kitchen, WC, stairs to the first floor landing, three fabulous bedrooms, beautiful bathroom with three piece suite, front off street parking for two cars and enclosed rear garden with summerhouse, shed and pergola. WONDERFUL FAMILY HOME.

ENTRANCE HALL

5' 9" x 2' 11" (1.77m x 0.90m) The property is accessed via the front facing double glazed frosted door to the hallway, stairs to the first floor, shoe cupboard, tiled flooring, doors to the lounge and kitchen.

LOUNGE

11' 11" x 17' 10" (3.65m max x 5.46m) Lovely reception space which opens up into the conservatory via the rear facing double glazed French doors, front facing double glazed window, two radiators, tiled flooring and feature electric fire.

CONSERVATORY

12' 5" x 15' 11" (3.81m x 4.87m) Spacious conservatory offering a versatile space for living/dining, rear/side facing double glazed windows, electric heater and side facing double glazed French doors to the patio.

KITCHEN/BREAKFAST ROOM

8' 10" x 17' 11" (2.70m x 5.47m) Superb kitchen with a range of modern fitted kitchen cabinetry at both eye and base level, work surfaces with tiled splash backs, incorporating a single bowl sink with drainer, four ring electric hob with extractor fan above, double electric oven, integrated fridge/freezer, integrated slimline dishwasher, tiled flooring, radiator, matching breakfast bar, front/rear facing double glazed window, rear facing double glazed frosted door and further door to the WC.

WC

4' 10" x 5' 5" (1.48m x 1.67m) Benefitting from a low flush WC, wash hand basin within a vanity unit, tiled walls, spotlights, extractor fan and rear facing double glazed frosted window.

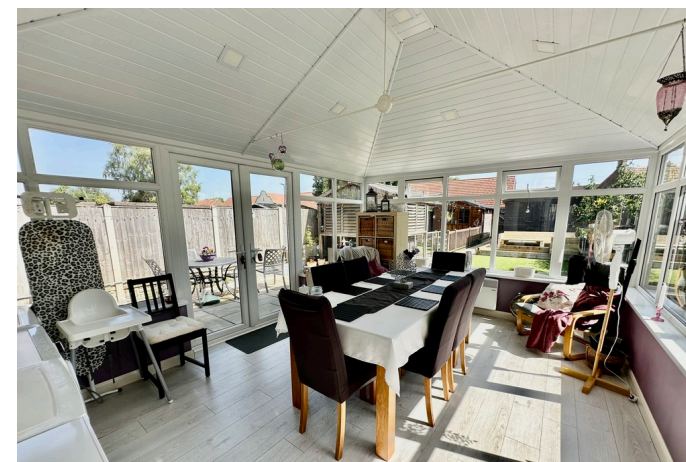


STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

8' 9" x 6' 8" (2.68m x 2.04m) Generous landing with storage cupboard, space for a wardrobe, rear facing double glazed window, loft access point and a drop down ladder.







BEDROOM

10' 10" x 10' 11" (3.31m x 3.34m) Fabulous double bedroom with front facing double glazed window, radiator and storage cupboard above the stairs.

BEDROOM

10' 8" x 9' 8" (3.27m x 2.96m) Second double bedroom with fitted wardrobes, storage cupboard above the stairs, front facing double glazed window and a radiator.

BEDROOM

8' 11" x 7' 11" (2.73m x 2.42m) Third bedroom with rear facing double glazed window, radiator and laminate flooring.



BATHROOM

7' 10" x 6' 7" (2.39m x 2.03m) Nicely presented bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with shower curtain rail above, shower unit, radiator, tiled walls, spotlight, extractor fan and rear facing double glazed frosted window.

FRONT DRIVEWAY

With open access to the front off street parking area for two cars on the driveway.



REAR GARDEN

Fabulous rear fence enclosed garden with paved patio/path, rear access gate, raised decking, astro turf area, pergola, shed and summerhouse.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

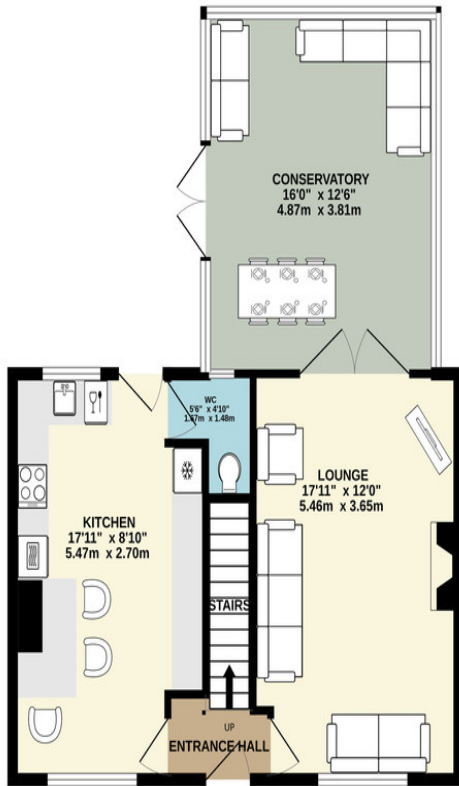
HEATING SYSTEM: GAS FIRED CENTRAL

HEATING

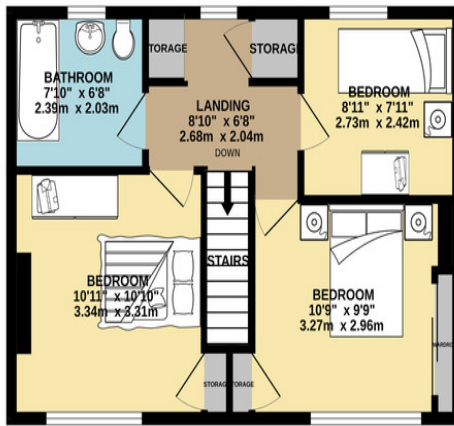
LAST SERVICE: 2024

SERVICES: MAINS

GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 1105 sq.ft. (102.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their coherability or efficiency can be given.