HUNTERS®

HERE TO GET *you* THERE



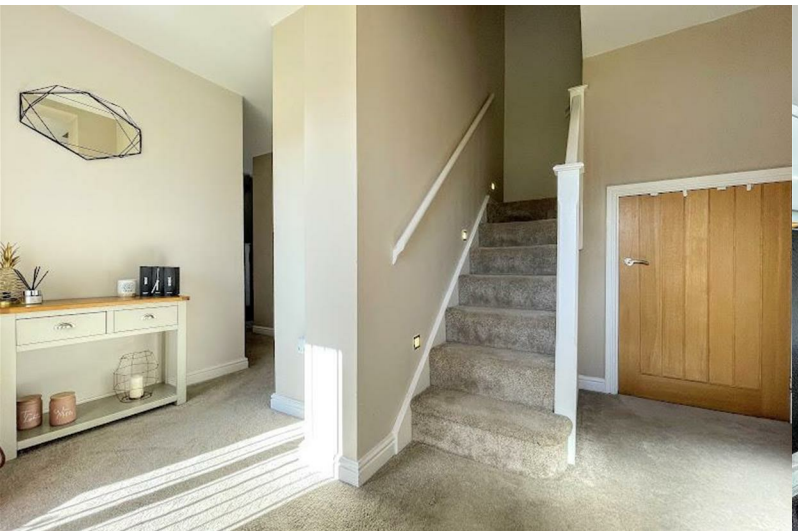
The Rambles

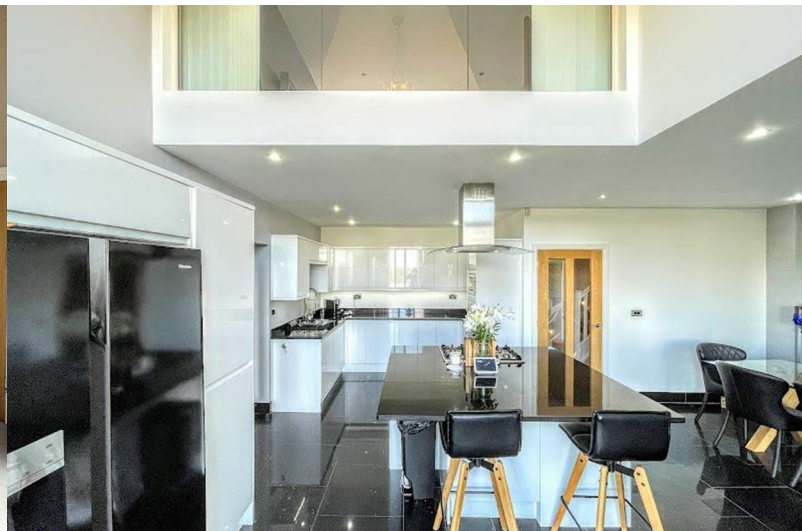
Ballfield Lane, Barnsley, S75 5GZ

Offers In The Region Of £380,000

5 3 2

Council Tax: D





6 The Rambles

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Entrance Hall
Entering the property through a PVCu composite door into the open entrance hall, the entrance hall provides access to all ground floor rooms via oak doors, has two storage cupboards and is fully fitted with carpet.

Kitchen/ Dining room
20'4" x 21'8" (6.2 x 6.6)
The kitchen has been fitted with a wide range of modern wall and base units which includes an integral double oven with microwave overhead, a five ring gas hob, offers fully tiled flooring, solid granite work surfaces, a feature window looking over views and PVCu French doors opening to the rear garden.

Lounge
18'1" x 25'3" (5.5 x 7.7)
The lounge comprises a multi fuel log burning stove, fitted carpets and two elevated PVCu doors facing the rear garden. Also with a wall mounted radiator and a TV point. This spacious open lounge offers a perfect room for entertaining and relaxing.

Bathroom
The modern ground floor bathroom offers a three piece suite comprising a low flush WC, pedestal wash hand basin, free standing bath with shower overhead.. Also with fully tiled walls, a wall mounted radiator and one elevated windows.

Bedroom
11'6" x 13'9" (3.5 x 4.2)
The modern fourth bedroom situated on the ground floor offers carpeted flooring, an integral storage cupboard, an elevated window, wall mounted radiator and TV point.

Bedroom
8'10" x 9'2" (2.7 x 2.8)
The third bedroom provides carpeted flooring, an elevated window, a wall mounted radiator and TV point.

Bedroom
12'6" x 19'0" (3.8 x 5.8)
The master bedroom includes fitted carpets, a wall mounted radiator and an elevated double glazed window.

En-Suite
The fully tiled en suite bathroom leading from the master bedroom offering a three piece suite comprising a low flush WC, vanity wash hand basin and walk in shower.

Bedroom
9'10" x 14'9" (3 x 4.5)
The second bedroom features fitted carpets, a wall mounted radiator, fully fitted sliding wardrobes, an elevated double glazed window and wall mounted T.V point.

En suite
The fully tiled en suite bathroom leading from the second bedroom offering a three piece suite comprising a low flush WC, vanity wash hand basin and walk in shower.

Outdoor Space
Accessing the private road secured by large iron gates where you will gain access to the front yard and parking area.

The rear garden is surrounded by amazing views of

the countryside and offers access to the side of the property which has further space currently used as an outside gym. The rear of the property also includes an outside seating area with outdoor T.V point and a good sized private lawn area.









Road Map



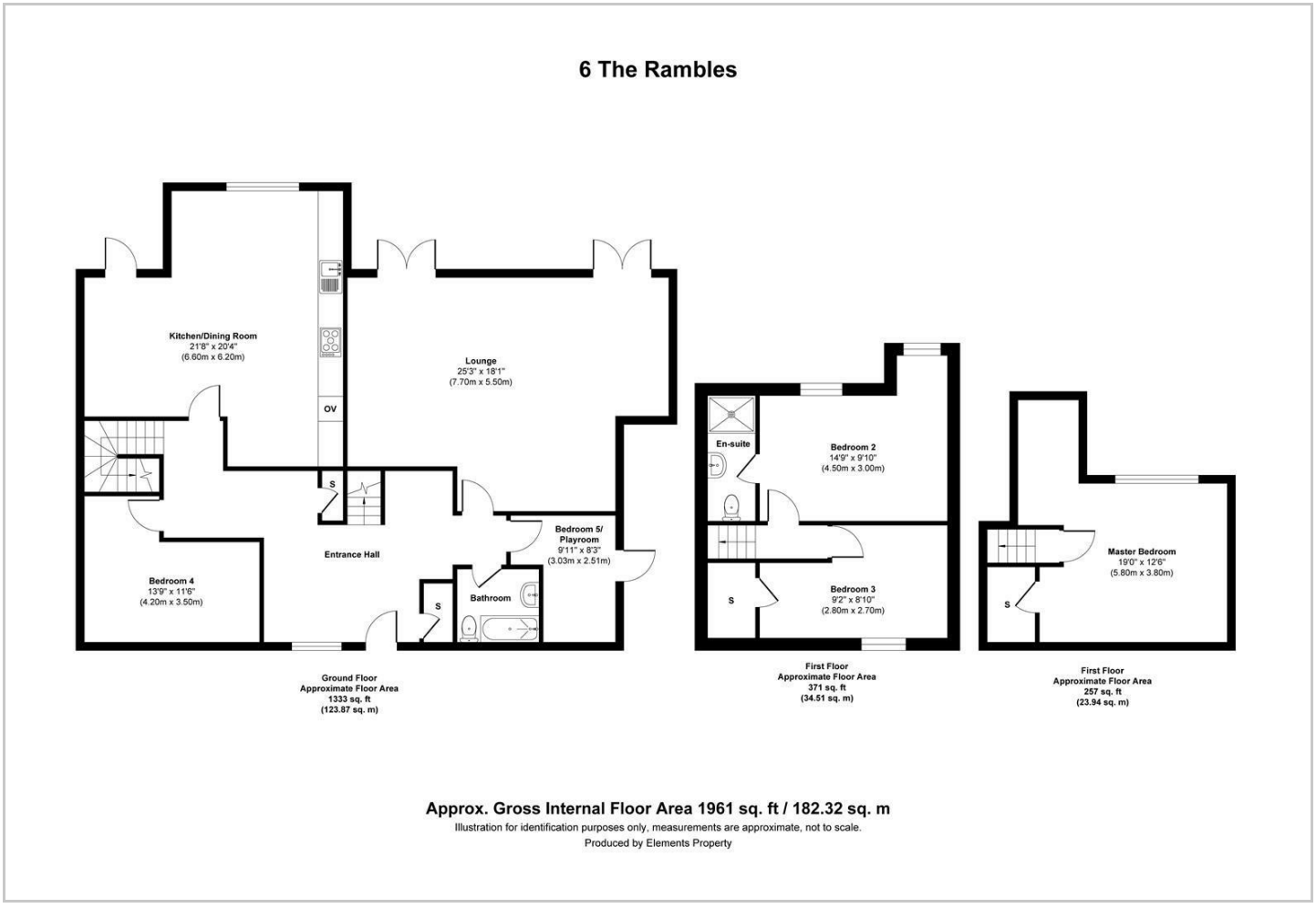
Hybrid Map



Terrain Map



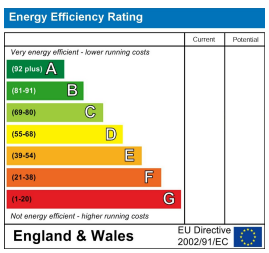
Floor Plan

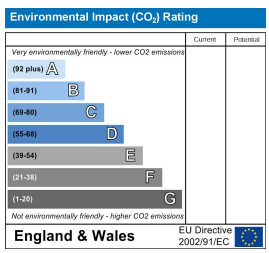


Viewing

Please contact our Hunters Barnsley Office
on 01226 447155 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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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