

## High Street, Barnsley



**£125,000**



2



1



1



50

Crown are delighted to introduce to the market this two bedroom semi detached home presented with NO ONWARD CHAIN. With an array of local amenities, motorway links and a direct bus to Fitzwilliam Train Station, this property is suited for commuters, investors and or first time buyers! With a large rear garden and scope to extend this property is ready for you to make your mark on!



- No Onward Chain
- Great Location
- Income Potential
- Ideal First Time Buy
- Close to Amenities
- EPC Rating E
- Great Rental Property
- Early Viewing recommended
- Large Garden
- Off Road Parking

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

## Ground Floor

### Living/Dining Room

12'9" x 12'11" (3.89 x 3.69)

A large living/dining room with a window to the front of the property, log burner, laminate flooring and central heating radiator.

### Kitchen

9'4" x 12'11" (2.85 x 3.95)

A great sized kitchen with an array of wall and base units, tiled surround, range cooker, extractor fan, window to the rear of the property, access to the cellar, garden and first floor accommodation.

### Cellar

Great for storage.

## First Floor

### Bedroom One

12'2" x 12'8" (3.73 x 3.88)

A large double room with a window to the front of the property and a radiator.

### Bathroom

6'2" x 12'11" (1.90 x 3.95)

A large bathroom with a four piece suite consisting of; bath, shower cubicle, wash hand basin and WC. Towel drying radiator, extractor fan, spot lights and a window to the rear of the property.

## Second Floor

### Bedroom Two

14'4" x 12'7" (4.39 x 3.85)

A large bedroom with exposed brick work, radiator, storage in the eaves and a window to the side of the property.

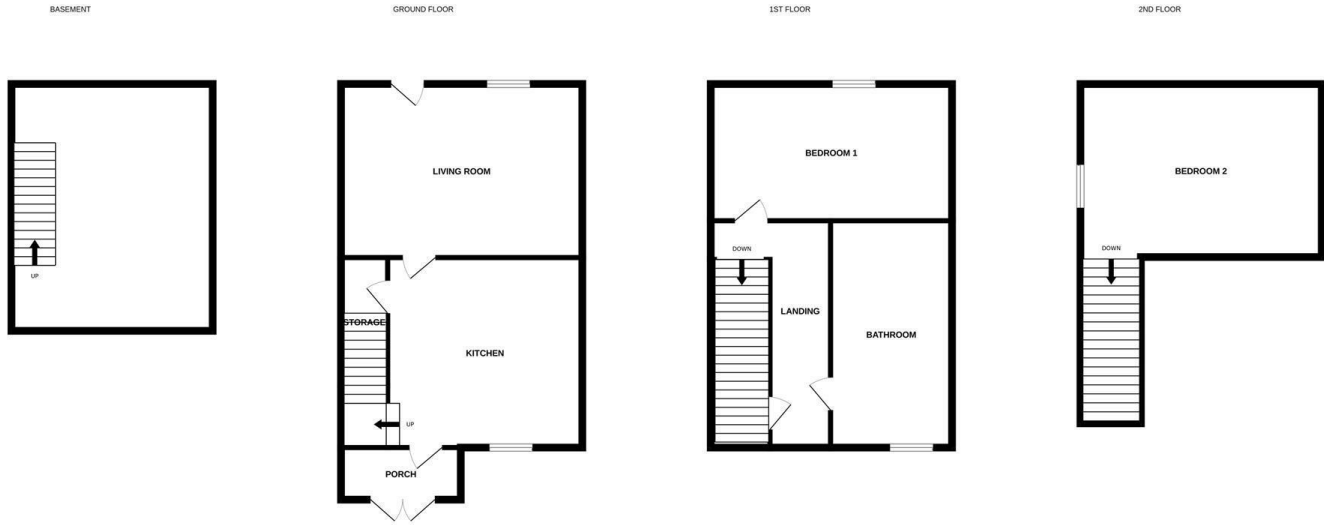
### External

Low maintenance front garden, double gates leading into the large rear garden and a private patio area to the bottom.

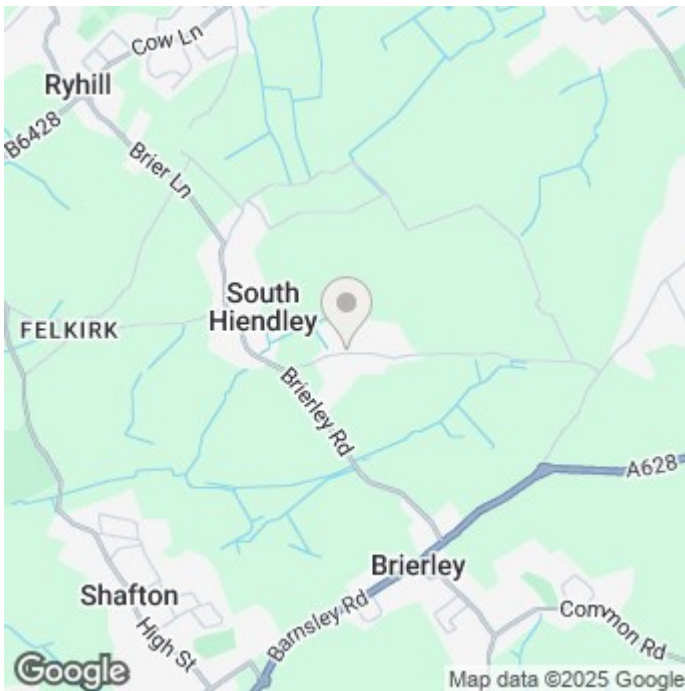





## Floor Plan



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 operability or efficiency can be given.  
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## Energy Efficiency Rating


|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
|   | 50  | 84        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**