

Brough Field Close, Ingleby
Barnsley



£224,995

IH INGLEBY HOMES





This impressive, and very much improved three double bedroom property is a great example of its kind, and certainly merits internal inspection to be fully appreciated.

The superb refitted, and remodelled, integrated kitchen/diner is outstanding, and having incorporated the rear of the garage, is surprisingly large, whilst open-plan to the rear 'vaulted ceiling' garden room, it creates a fabulous living space. The ground floor also delivers a hall, front lounge, inner hall, and cloakroom/WC.

The first floor brings three generous double bedrooms, the full-depth 'Master' with modern ensuite, and separate refitted family bathroom.

The parking has been extended to the front with with block-paved frontage, along side the drive that approaches the remainder of the garage which still offers useful storage. The enclosed rear garden boasts a sunny, westerly aspect, with near end patio, and lawn Situated within the popular 'Broom Hill' area, close to 'highly regarded' schooling and fantastic amenities.



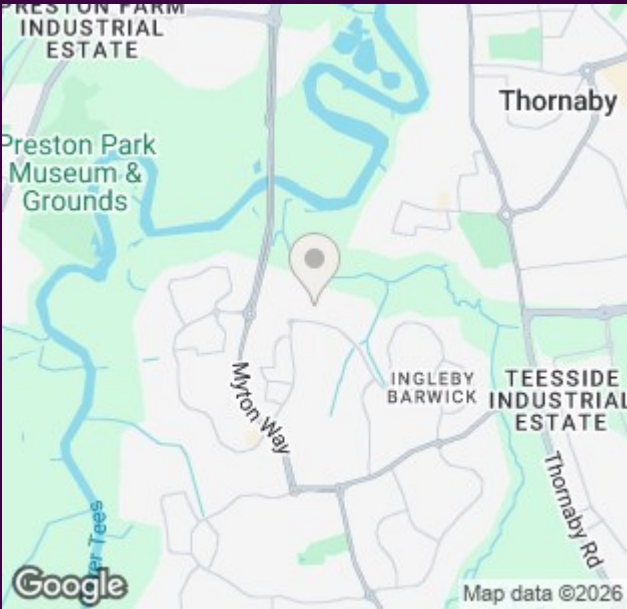
The Layout



Council Tax Band: C
Tenure: Freehold

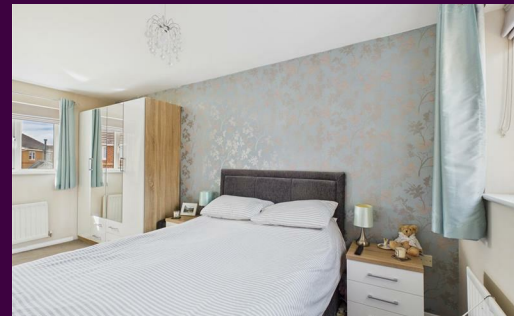
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(81-91) A		
(69-80) C			(69-80) B		
(55-68) D			(55-68) C		
(39-54) E			(39-54) D		
(21-38) F			(21-38) E		
(1-20) G			(1-20) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location





- Larger style, and extended three bedroom semi-detached property
- Stunning remodelled and refitted, open-plan kitchen/diner
- Rear garden-room extension with vaulted ceiling
- Separate lounge to the front
- 'Master' bedroom with modern ensuite
- Refitted family bathroom
- Favoured 'Broom Hill' location within Ingleby Barwick
- Enclosed westerly rear garden, extended parking and EV charging point



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01642 671025

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