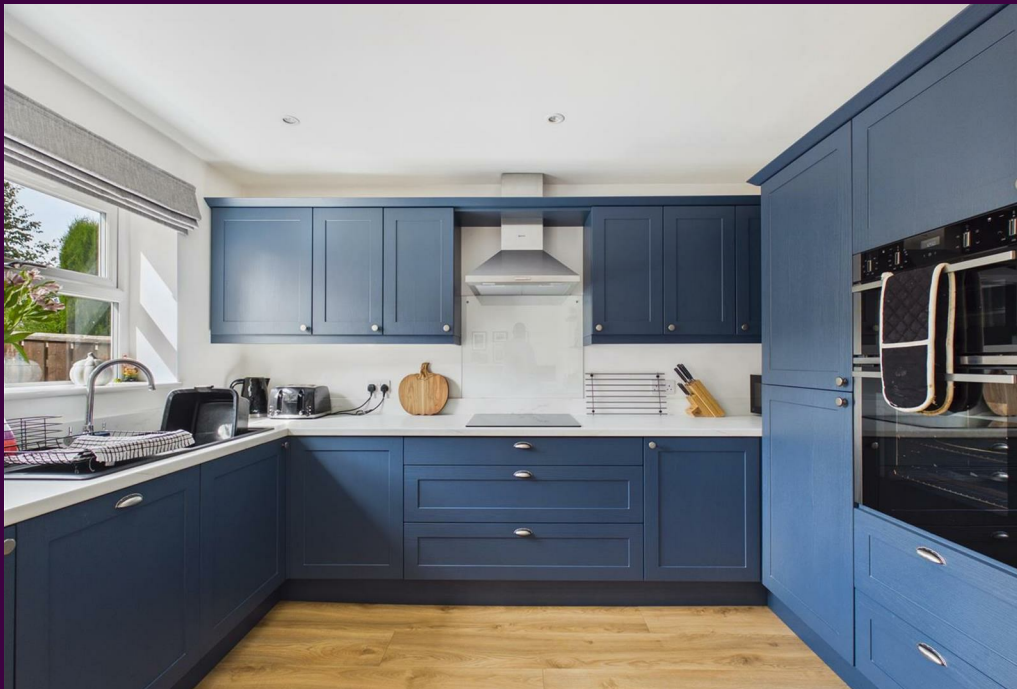


Brough Field Close, Ingleby
Barnsley



Offers In The Region Of
£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.

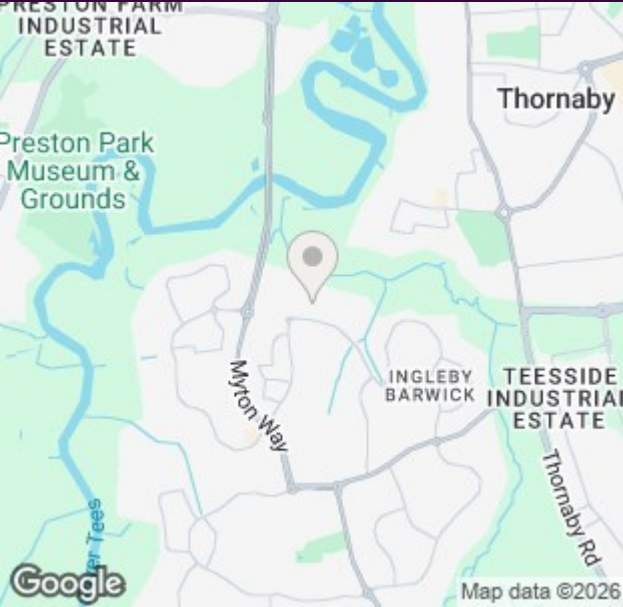


The Layout



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		82	Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

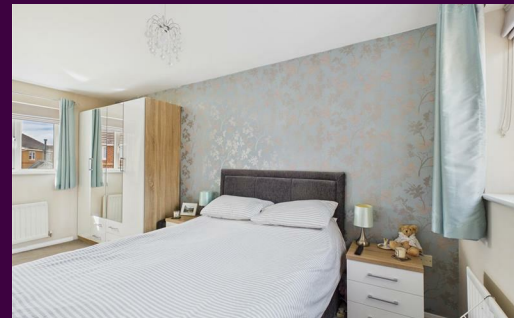
The Location



Council Tax Band: C
Tenure: Freehold



- 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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