



## 1 Baker Close, Kilnhurst, Mexborough, S64 5WH

**\*\* OPEN DAY - SATURDAY 30 MAY - 10AM-12 NOON \*\***  
Call today to register your interest.

Situated on a quiet cul-de-sac in the popular village of Kilnhurst, this well presented two bedroom semi-detached home is perfect for first time buyers. Offering off road parking for two cars and an enclosed rear garden, the property is ideally located close to local amenities, parks, canal walks and basketball courts.

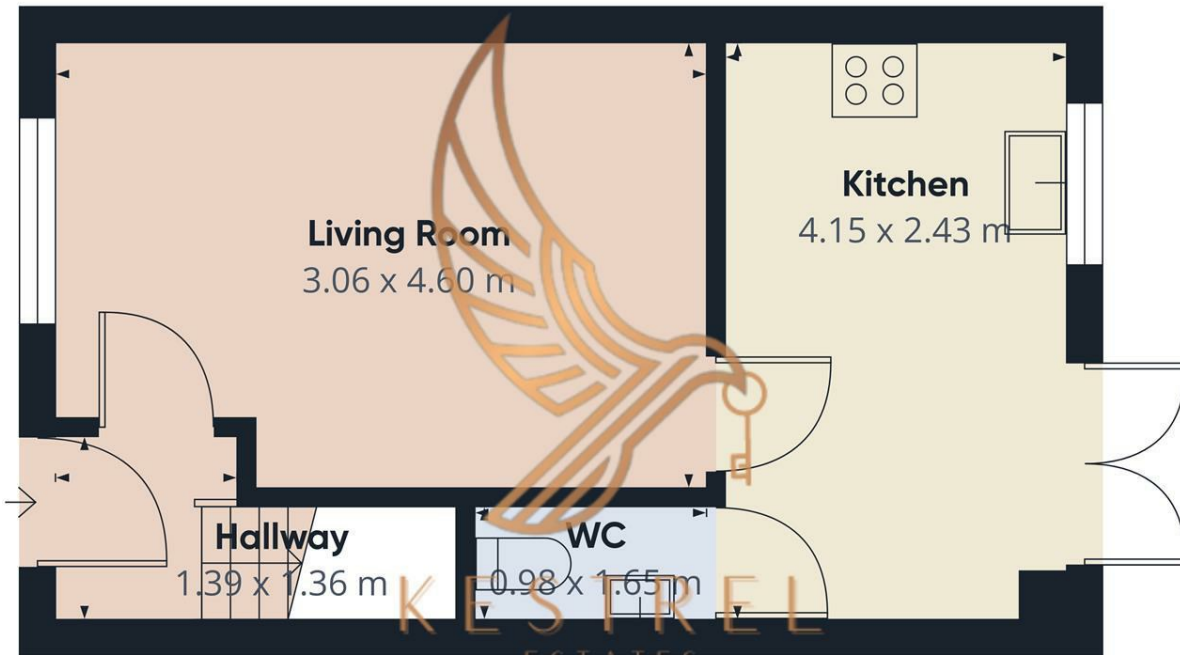
The accommodation briefly comprises an entrance hall leading into a bright and spacious living room with neutral décor and laminate flooring, creating a warm and welcoming space to relax. To the rear is a well proportioned kitchen/diner fitted with an integrated cooker, hob and extractor, along with tiled flooring and ample space for dining. Patio doors open out onto the enclosed rear garden which features a patio seating area and lawn, ideal for outdoor entertaining and family living. A convenient downstairs WC adds further practicality to the ground floor.

Upstairs, the property offers two good sized bedrooms, with the master bedroom benefiting from built in storage. A family bathroom completes the first floor accommodation.

This attractive home combines comfortable living with a great location, making it an excellent opportunity for buyers looking to step onto the property ladder.

**£150,000**

- OPEN DAY - SATURDAY 30 MAY - 10AM-12 NOON - REGISTER YOUR INTEREST
- 2 Bedroom Semi Detached House
- Modern Kitchen
- Patio Doors To Rear Garden
- Downstairs W/C
- Enclosed Garden
- Off Road Parking for 2 Cars
- Cul-de-sac Location
- Close To Parks, Countryside Walks And Amenities
- Viewing Highly Recommended



Approximate total area<sup>(1)</sup>  
28.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	