



## 6 Hampton Court

Darfield, Barnsley, S73 9QS

Offers In The Region Of £65,000



IDEAL FIRST HOME OR TO DOWNSIZE - NO CHAIN

This two bedroom flat would ideally suit a first time buyer or investor.

The living room boasts a juliet balcony, the apartment also has a modern bathroom and large well kept garden.

The property has a potential rental income of £525pcm.

EPC Rating B

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### Entrance Hall

Having laminate flooring and storage cupboard.

### Open plan Lounge/Kitchen

Having a continuation of the laminate flooring from the entrance hall there is a juliet style balcony to the lounge area with tv aerial point. The dining kitchen has a range of wall and base units, worktop surface over which incorporates the sink unit with mixer tap, integrated oven, hob and extractor unit, plumbing for a washing machine and space for a fridge freezer. Ample space for a dining table.

### Bedroom One

A double bedroom having a double glazed window and radiator. Door gives access to the en-suite.

### Bedroom Two

A further double bedroom having a double glazed window and radiator.

### Bathroom

A modern three piece suite comprising bath, WC and wash hand basin. Part tiling to the walls and radiator.

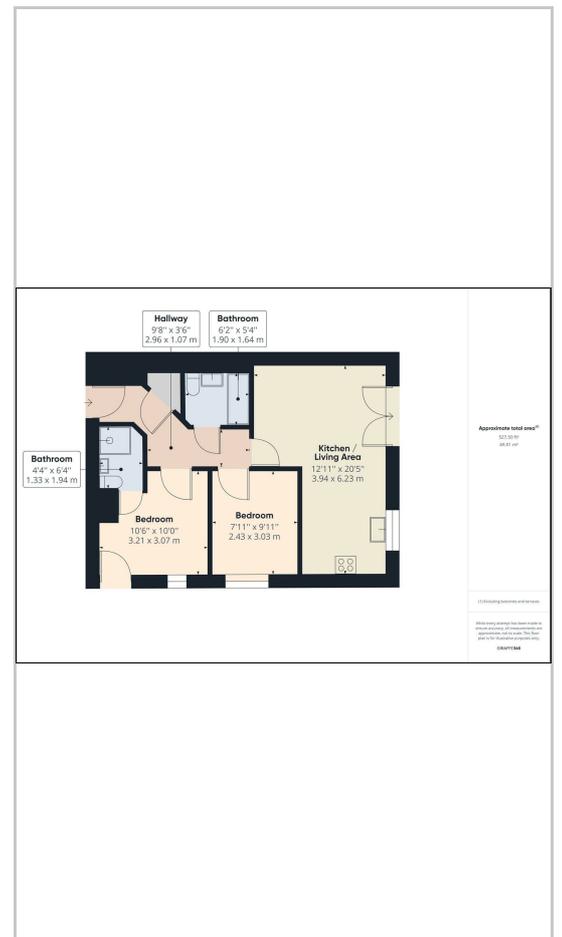
### Outside

There is allocated parking and communal gardens.

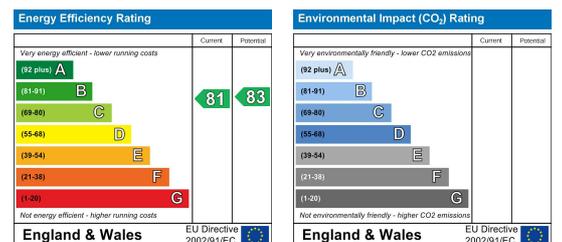
### Area Map



### Floor Plans



### Energy Efficiency Graph



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