

# HUNTERS<sup>®</sup>

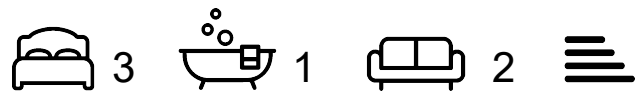
HERE TO GET *you* THERE



## Highstone Road

Barnsley, S70 4DD

Asking Price £125,000



Council Tax:



# 6 Highstone Road

Barnsley, S70 4DD

Asking Price £125,000



## Lounge

9'3" x 11'2" (2.81 x 3.41)

Welcomed into the property via the composite entrance door into the lounge with laminate flooring, an electric fire with a feature surround, two wall mounted radiators and a PVCu double glazed window to the front elevation.

## Dining Room

11'11" x 17'8" (3.63 x 5.39)

The dining room provides tiled flooring, a wall mounted radiator and a rear facing PVCu double glazed window.

## Kitchen

7'1" x 8'7" (2.16 x 2.61)

The kitchen is fitted with wall and base units with integral appliances that includes an electric oven, four ring gas hob with extractor fan over and an inset sink and drainer with a swan neck mixer tap over. Also with space and plumbing for a washing machine, tiled flooring, a rear facing PVCu double glazed window and composite door leading to the rear garden.

## Bathroom

The fully tiled house bathroom features a three piece suite comprising a low flush WC, pedestal wash hand basin and panel bath with shower over. Also with a wall mounted radiator and an elevated PV Cu double glazed window.

## Bedroom One

11'0" x 12'11" (3.35 x 3.93)

The first bedroom offers fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

## Bedroom Two

7'5" x 9'1" (2.25 x 2.76)

The second bedroom provides laminate flooring, a wall mounted radiator and an elevated PVCu double glazed window.

## Bedroom Three

10'11" x 16'1" (3.32 x 4.9)

The attic bedroom includes laminate flooring, a wall mounted radiator and an elevated PVCu double glazed window.



## Road Map



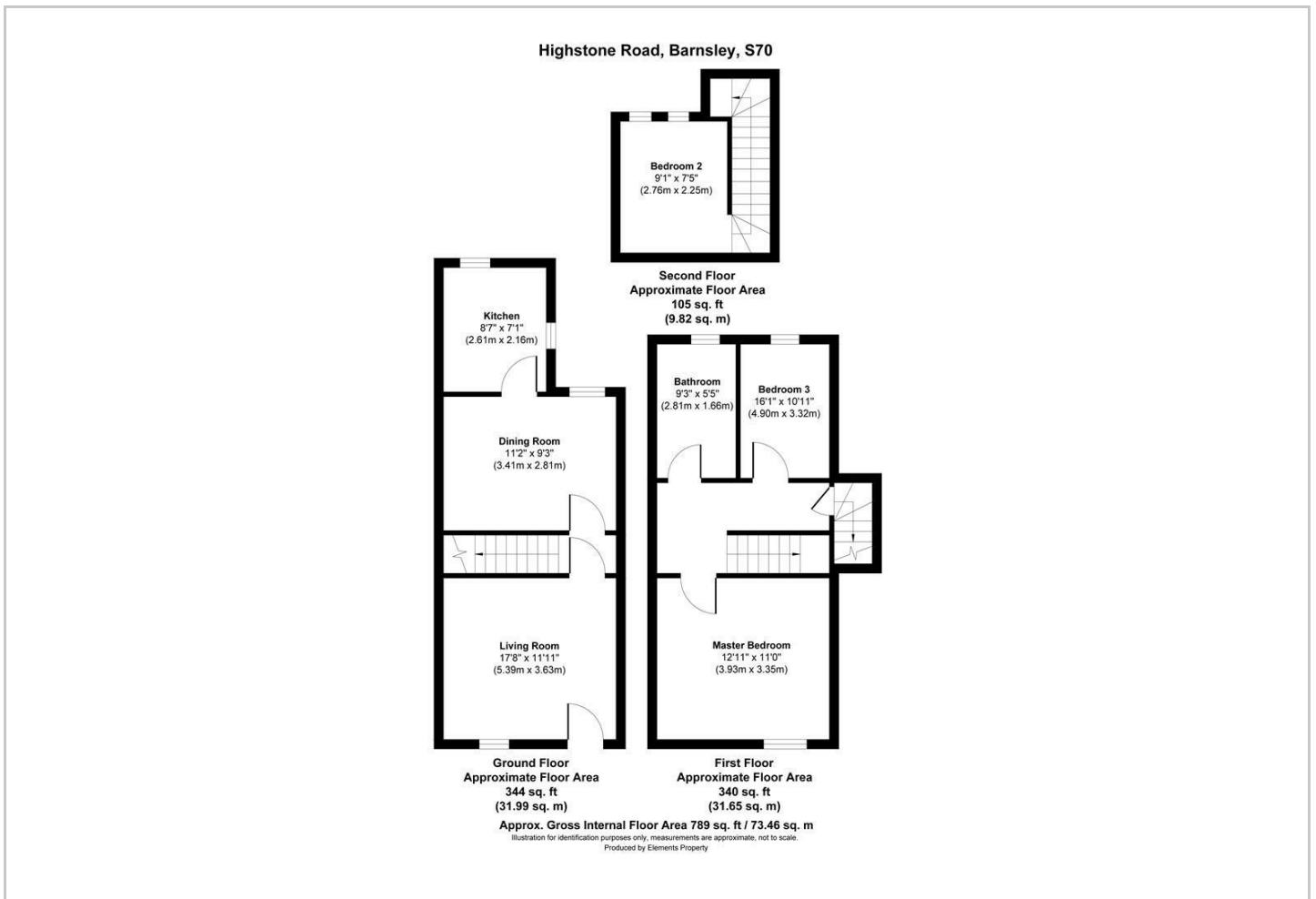
## Hybrid Map



## Terrain Map



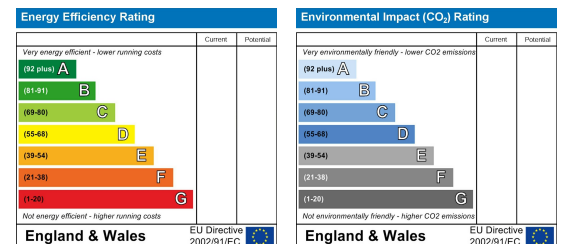
## Floor Plan



## Viewing

Please contact our Hunters Barnsley Office on 01226 447155 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.