



## Park Grove, Barnsley, S70 1QA

£265,995

Impressive semi detached house in popular location with access to Barnsley centre. Modern breakfast kitchen with integrated appliance plus contemporary 4 piece bathroom. Impressive cellar areas plus private gated parking to rear.



# 62 Park Grove, Barnsley, S70 1QA

We are delighted to offer for sale this impressive semi detached house located in this popular area with access to Barnsley centre, amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools.

The property benefits from Hive controlled gas central heating and PVCu double glazing. There is a recently fitted breakfast kitchen and contemporary 4 piece bathroom. Items of further note include French doors to the rear, a separate utility room and wardrobes to bedroom 1 plus a walk in wardrobe to the attic bedroom. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, inner hall, lounge, breakfast kitchen and utility room. There are 3 well proportioned bedrooms plus a 4 piece bathroom accessed from the first floor landing. There is an attic room/bedroom 4 with walk in wardrobes to the top floor. There is a lower ground floor with cellar area.

Property has low maintenance garden areas to 3 sides with decking and hardstanding. There is a remote controlled gate to the rear allowing secure off road parking to the rear of the property.

Tenure - Freehold  
Council Tax - Band C

The breakfast kitchen conversion was carried out during the current ownership of the property. We are not aware if Building Regulations consent was given for this and have taken account of this with the property price.

The property comprises.

## GROUND FLOOR

### Entrance Hall

With fitted flooring.

### Hallway

With fitted flooring. Access to store.

### Lounge 14'10"(max) x 13'3"(max) (4.53m(max) x 4.04m(max))

Having a walk in bay window plus timber flooring.

### Breakfast Kitchen 12'0"(max) x 11'0"(max) (3.68m(max) x 3.37m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops, upstands and breakfast bar. With oven, microwave, induction hob, hood, fridge freezer and dishwasher. Recessed spot lights plus French doors leading to the rear garden.

### Utility Room 9'2" x 8'5" (2.81m x 2.59m)

Having a comprehensive range of timber effect wall and base units with complimenting laminate worktops and tiling. With washing machine, recessed spot lights, vinyl flooring and blinds.

## FIRST FLOOR

### Landing

With fitted flooring.

### Bedroom 1 12'2"(max) x 10'9"(max) (3.71m(max) x 3.29m(max))

A light dual aspect room with carpets and blinds.

### Bedroom 2 12'0"(max) x 9'9"(max) (3.68m(max) x 2.98m(max))

With recessed spot lights, carpets and blinds.

### Bedroom 3 8'7" x 5'6" (2.63m x 1.68m)

With carpets and blinds.

### Bathroom 9'0" x 8'2" (2.75m x 2.49m)

Having a contemporary 4 piece suite with stand alone bath plus shower, tiling, floor tiling, recessed spot lights and feature radiator.

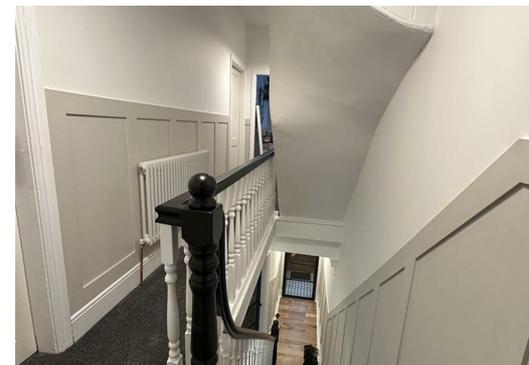
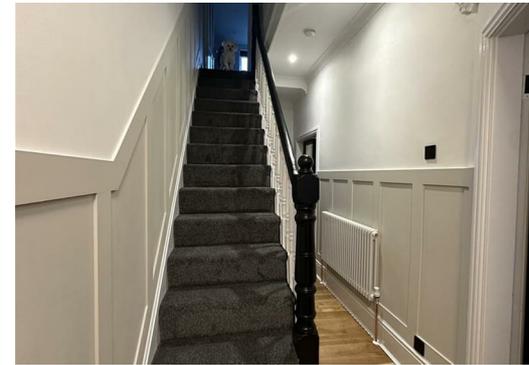
## SECOND FLOOR

### Attic Room/Bedroom 4 13'6"(max) x 12'7"(max) (4.13m(max) x 3.85m(max))

A light dual aspect room with carpets and blinds. Access to walk in wardrobes.

## EXTERNAL

Property has low maintenance garden areas to 3 sides with decking and hardstanding. There is a remote controlled gate to the rear allowing secure off road parking to the rear of the property.





PROPERTY  
PERSPECTIVE



PROPERTY  
PERSPECTIVE

