



£180,000

TENURE : FREEHOLD

Warsop Road, Barnsley, S71

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Three well-proportioned bedrooms

Spacious living room with dual aspect windows

Modern kitchen/diner with breakfast bar

Contemporary shower room

Private driveway providing off-road parking

Integral garage with power and lighting

Movenowproperties.com LTD
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**MoveNow
Properties**

Website: <https://movenowproperties.com>

MoveNowProperties are proud to present this well-presented three-bedroom home located on Warsop Road, Barnsley. Offering spacious accommodation throughout, the property benefits from a modern kitchen/diner, generous living space, private gardens and a garage with driveway parking. The property is ideally suited to families, first-time buyers or investors looking for a home in a convenient residential location close to local amenities and transport links.

Entrance Hall

A welcoming entrance hall featuring UPVC door, tile-effect vinyl flooring, radiator and a double glazed frosted window to the side aspect. There is a useful storage cupboard housing the boiler, with doors providing access to the living room and kitchen, and stairs leading to the first floor accommodation.

Living Room

Measurements: 18'8" x 12'2" (5.68m x 3.70m)

A spacious and bright living room with carpet flooring, two radiators and double glazed windows overlooking both the front and rear aspects, allowing plenty of natural light into the room.

Kitchen / Diner

Measurements: 12'2" x 10'6" (3.71m x 3.19m)

This modern kitchen has been fitted with a range of wall and base units complemented by work surfaces and matching upstands. The kitchen includes a sink and drainer with mixer tap, freestanding gas oven with gas hob and space for additional appliances. A breakfast bar provides a practical dining area. The room also benefits from a radiator, double glazed window overlooking the rear garden and an internal door providing access to the garage.

Stairs and Landing

Carpeted staircase leading to the first floor landing with handrail, double glazed window overlooking the front elevation and loft hatch access. Doors lead to all bedrooms and the bathroom.

Bedroom One

Measurements: 12'0" x 10'5" (3.61m x 3.18m)

A spacious double bedroom featuring carpet flooring, radiator and double glazed window overlooking the rear garden. The room also includes a useful storage cupboard housing the immersion heater.

Bedroom Two

Measurements: 10'5" x 8'11" (3.17m x 2.73m)

A second double bedroom with carpet flooring, radiator and double glazed window overlooking the front of the property. There is also a useful built-in storage cupboard.

Bedroom Three

Measurements: 8'8" x 8'0" (2.63m x 2.44m)

A well-proportioned third bedroom with carpet flooring, radiator and double glazed window overlooking the front elevation.

Bathroom

Measurements: 7'9" x 5'5" (2.37m x 1.64m)

A modern shower room comprising tiled flooring and fully tiled walls forming a wet room. Low flush WC, pedestal wash basin and walk-in shower. The room also benefits from a chrome heated towel rail and a frosted double glazed window to the side aspect.

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Outside

Front Garden

To the front of the property there is a spacious lawned garden with wall and fenced boundaries. Gates provide access to a private driveway offering ample off-road parking.

Rear Garden

The rear of the property features a spacious enclosed garden mainly laid to lawn with fenced boundaries, well-established shrubs and a patio area, providing a pleasant outdoor seating and entertaining space.

Garage

Integral garage with up-and-over door, power and lighting. The garage also features a double glazed window overlooking the rear and a UPVC door providing direct access to the enclosed rear garden.

Location

The property is situated on Warsop Road in Barnsley, a well-established residential area popular with families and professionals alike. The location offers convenient access to a range of local amenities including supermarkets, shops, schools and leisure facilities, all within easy reach.

Barnsley town center is only a short distance away, providing a wider selection of retail outlets, restaurants, cafés and entertainment options, including the popular The Glass Works development.

The area is also well served by transport links, with easy access to the M1 motorway, making it ideal for commuters travelling to nearby towns and cities such as Leeds, Sheffield and Wakefield. Public transport options and nearby green spaces further enhance the appeal of this conveniently located home.

Tenure: Freehold

Council Tax Band A

Property Type: Semi-detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: Off road, private drive and garage.

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

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Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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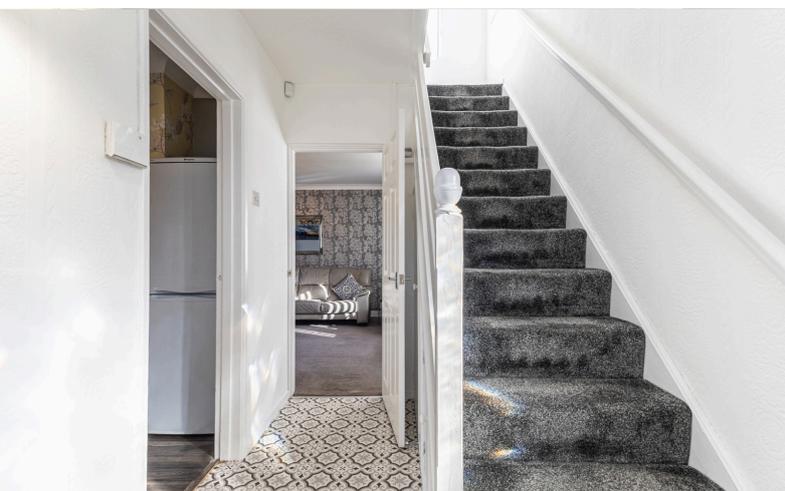
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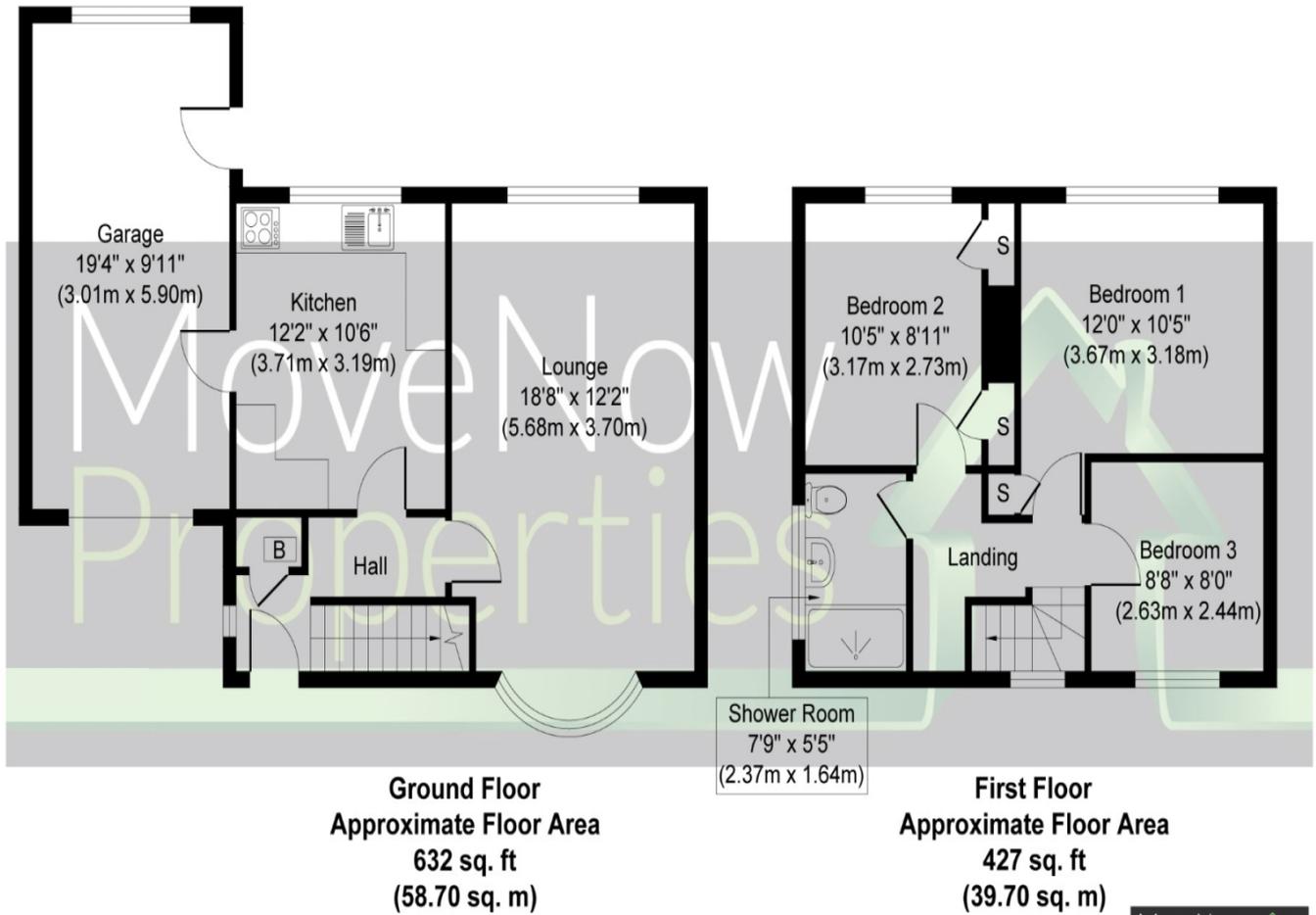
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