



£220,000

TENURE : FREEHOLD

Woodroyd Avenue, Barnsley, S71

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 3

Spacious modern living room

**Conservatory with heating
overlooking the rear garden**

Separate dining room

Two double bedrooms

Fitted kitchen

**Bedroom One with fitted
wardrobes and patio doors to
conservatory**

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**MoveNow
Properties**

MoveNowProperties are pleased to present this well-maintained two-bedroom semi-detached bungalow, offering comfortable and versatile single-storey living. The property comprises a modern fitted kitchen, separate dining room, spacious living room, two double bedrooms, contemporary shower room and a heated conservatory overlooking the rear garden. Externally, there is a private enclosed rear garden with patio seating and established shrubs, along with a driveway and detached garage with power and lighting. The property is offered with no onward chain.

Kitchen

Measurements: 14' 11" x 6' 7" (4.54m x 2.01m)

The fitted kitchen features a range of wall and base units, complimentary work surfaces and tiled splashbacks. It includes an electric hob and integrated oven, integrated freezer and plumbing for a washing machine. A double-glazed side window, recessed spotlights and UPVC side door complete the space. An opening leads to the dining room.

Dining Room

Measurements: 9' 10" x 7' 2" (2.99m x 2.18m)

The separate dining room is positioned at the front of the property and benefits from carpet flooring, radiator and a double-glazed front window.

Living Room

Measurements: 16' 2" x 13' 7" (4.94m x 4.12m)

The spacious living room offers plenty of room for comfortable seating and furniture. Features include carpet flooring, electric fire, radiator, ceiling coving and a large double-glazed bay window overlooking the front.

Inner Hall

The inner hallway provides access to the bedrooms and shower room, as well as a loft hatch. The loft is boarded and fitted with loft ladders, providing useful additional storage.

Bedroom One

Measurements: 12' 7" x 10' 6" (3.84m x 3.20m)

A generous double bedroom with carpet flooring, radiator and fitted wardrobes. A large freestanding wardrobe with mirrored sliding doors provides further storage, while patio doors open directly into the conservatory.

Bedroom Two

Measurements: 9' 10" x 8' 11" (2.99m x 2.71m)

A comfortable second double bedroom with carpet flooring, radiator, ceiling coving and a double-glazed window overlooking the rear garden. This room also offers flexibility as a guest bedroom or home office.

Shower Room

Measurements: 6' 6" x 6' 2" (1.98m x 1.88m)

The modern shower room features tiled walls and flooring, an enclosed shower with electric shower, WC with concealed cistern and wash basin set within a vanity unit. Additional features include built-in storage, mirror, heated towel rail, recessed spotlights and a frosted rear window.

Conservatory

Measurements: 10' 4" x 9' 6" (3.15m x 2.90m)

The conservatory benefits from mains heating and provides a versatile additional reception space with double-glazed windows overlooking the side and rear. It benefits from power and lighting, with a UPVC door leading directly to the rear garden.

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Outside

To the front of the property is an attractive, low-maintenance garden featuring an artificial lawn, complemented by a neat stone and pebble border. Gated access leads onto the private driveway, providing ample off-road parking for several vehicles.

To the rear is a private and enclosed garden with fenced boundaries, established shrubs and a paved patio area, creating an ideal space for outdoor seating and entertaining. A convenient side gate provides access between the garden, driveway and detached garage. An outside tap is located to the side of the property.

Detached Garage

The detached garage has a manual up-and-over door, window, power and lighting, providing useful additional storage and parking.

Location

Situated in a popular residential area of Barnsley, the property is within easy reach of local shops, supermarkets, schools, recreational facilities and transport links. The surrounding road network also provides good access to Barnsley town centre and the wider South Yorkshire area.

This well-presented bungalow offers comfortable accommodation, useful outdoor space and excellent additional facilities, making it an appealing choice for those seeking convenient single-storey living.

EPC Rating: D
Please contact us for further details of the full EPC

Tenure: Freehold
Council Tax Band B
Property Type: Semi-detached bungalow
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
Broadband connection 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.

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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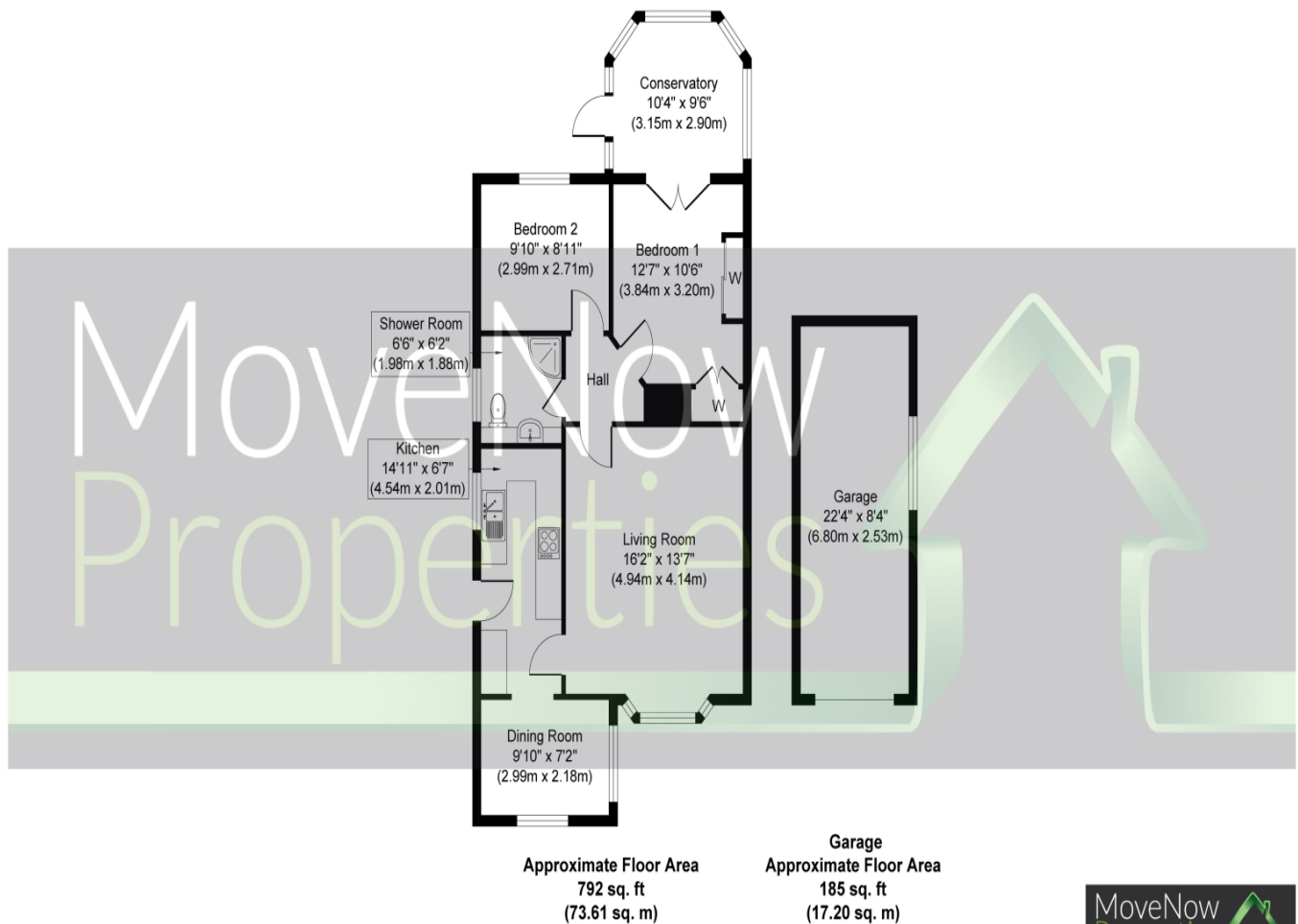
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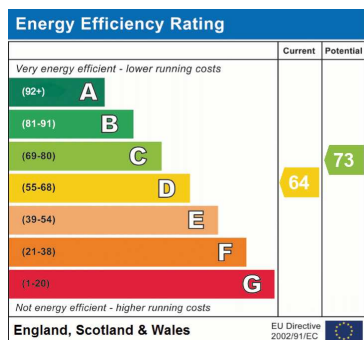






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