

... Your proactive estate agent



**Bellcross Way, Barnsley, S71 5SJ**  
**Offers Over £160,000**



This delightful mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking an ideal investment opportunity. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home.

With two inviting bedrooms, this home offers ample space for a small family or individuals looking for a comfortable living environment. This property also offers a conveniently placed garage, ideal for storage or parking, as well as a parking space.

The mid-terrace design allows for a low-maintenance lifestyle, making it an ideal choice for those who prefer to spend their time enjoying the local amenities rather than tending to extensive outdoor spaces.

Barnsley offers a variety of shops, parks, and schools nearby, making it a wonderful place to call home. This property is a fantastic opportunity to secure a charming residence in a vibrant area. Don't miss your chance to view this lovely home on Bellcross Way.

Please note that some images have been digitally enhanced and furniture has been added using AI technology for illustrative purposes only. These images are intended to demonstrate how the property may look when furnished and may not accurately represent the current condition, layout, or contents of the property.



### Entrance Hall

**1.68 x 1.04 (5'6" x 3'5")**

Access to the living room. Carpeted throughout. Central heated radiator.

### Living Room

**2.83 x 3.91 (9'3" x 12'10")**

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front. Access to kitchen diner and WC.



### WC

**0.86 x 1.74 (2'10" x 5'9")**

Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Tiled effect flooring, Central heated radiator



### Kitchen Diner

**3.76 x 2.47 (12'4" x 8'1")**

Range of high and low level kitchen units with integrated appliances including oven with hob and extractor hood over. Sink with drainer and chrome mixer taps over. Access door leading to the rear garden. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the rear.



### Landing

**2.00 x 1.77 (6'7" x 5'10")**

Access to both bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.

### Bedroom One

**2.78 x 2.48 (9'1" x 8'2")**

Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC doubled glazed window to the front.



### Bedroom Two

**3.17 x 2.37 (10'5" x 7'9")**

Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.



### Bathroom

**1.66 x 2.11 (5'5" x 6'11")**

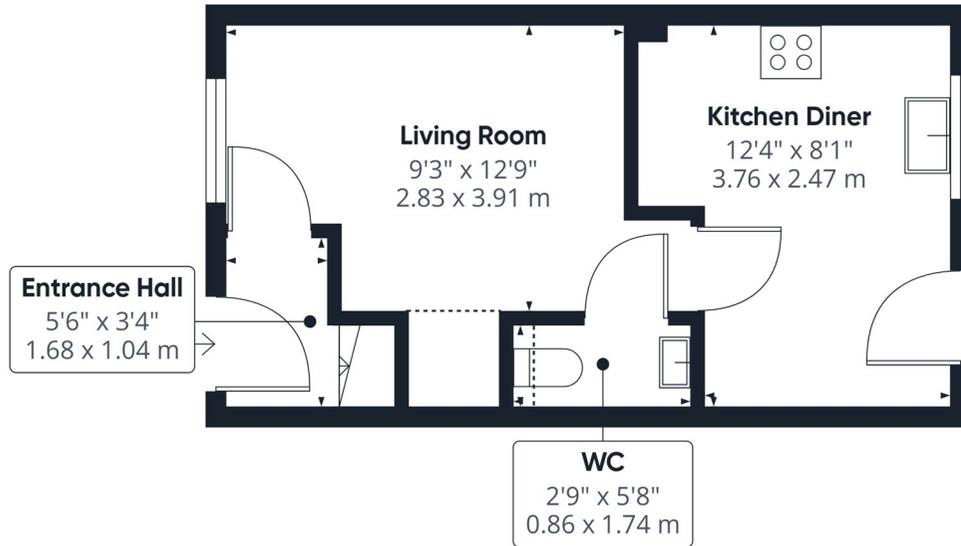
White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Panel bath with chrome mixer taps and mains feed shower. Extractor fan. Tiled effect flooring. Chrome central heated radiator.



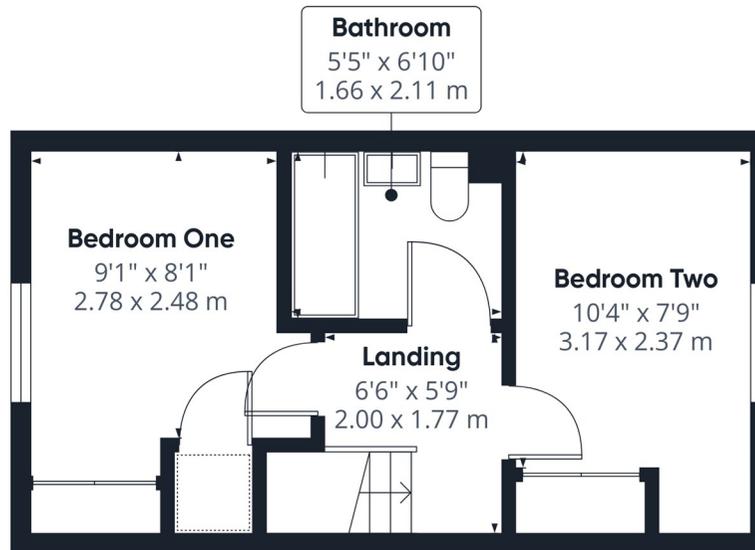
### External

The front of the property is mainly laid to lawn with a paved pathway leading to the front door, and also benefits from a garage and parking space located to the front of the house. To the rear is a private, enclosed garden mainly laid to lawn, offering a practical outdoor space ideal for relaxing, entertaining, or family use. A paved pathway runs through the garden providing convenient access, while secure timber fencing to both sides and the rear ensures a good degree of privacy. The garden also benefits from a patio area directly outside the property, perfect for outdoor seating.





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

541 ft<sup>2</sup>

50.2 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>

1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

T 01977 791133

W [www.parkrow.co.uk](http://www.parkrow.co.uk)

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

[pontefract@parkrow.co.uk](mailto:pontefract@parkrow.co.uk)



