



**91 ST. BARNABAS ROAD**  
**BARNETBY, DN38 6JE**

**£225,000**  
**FREEHOLD**

Welcome to this quintessential country cottage, bursting with charm and character, located on the ever-popular St Barnabas Road in Barnetby.



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01724 642002

# 91 ST. BARNABAS ROAD

## DESCRIPTION

From the moment you arrive, this home draws you in with its picture-perfect frontage and beautiful country cottage gardens, offering a warm and inviting first impression. A generous driveway provides ample off-street parking for several vehicles, complete with a carport and garage.

Step inside and you're greeted by a practical boot room, which leads through to a stylishly designed family bathroom, featuring a large walk-in shower. The cosy living room is the heart of the home, boasting exposed timber beams and a charming gas stove, perfect for creating those snug, homely vibes.

The kitchen/dining room is beautifully appointed, full of character and thoughtfully styled – a fantastic space for both everyday living and entertaining. A separate utility room adds further convenience.

Upstairs, the property offers a spacious main double bedroom, as well as a second generously sized double. At the top of the landing, a quaint little nook provides the ideal spot for a home office, reading corner or hobby space. A brand new upstairs WC has also been fitted for ease and practicality.

Outside, the rear garden is a colourful oasis with a block-paved seating area surrounded by mature planting, while the garage has been cleverly divided into a workshop and garden store. The front garden is laid to lawn, framed by established plants and bursting with colour – the perfect finishing touch to this charming home.

This adorable cottage offers low-maintenance living with bags of personality – ideal for downsizers, those seeking something a little quirky, or anyone wanting a home that simply oozes character.

## ENTRANCE HALLWAY/BOOT ROOM

Accessed through a uPVC double glazed door, uPVC double glazed window to side aspect, built in storage and a radiator.

## FAMILY BATHROOM

With an opaque uPVC double glazed window, WC, vanity housed hand wash basin, walk in double shower mains controlled, storage cupboard, loft hatch access and a radiator.

## KITCHEN/DINER

With a uPVC double glazed window to side aspect, range of wall and base units with butcher block style worktops, stainless steel bowl sinks, integrated dishwasher, eye level oven and grill, induction hob and extractor fan, space for an American style fridge/freezer, space for a six seater table, radiator and stairs to the first floor.

## UTILITY

With space and plumbing for a washing machine and dryer.

## LIVING ROOM

With a uPVC double glazed window to front aspect, radiator and a gas stove.

## FIRST FLOOR LANDING

With a uPVC double glazed window to front aspect, seating area and a radiator.

## WC

With a WC and a vanity housed hand wash basin.

## BEDROOM ONE

With a uPVC double glazed window to front aspect, built in wardrobes with mirrored sliding doors and a radiator.

## BEDROOM TWO

With a uPVC double glazed window to rear aspect and a radiator.



## EXTERNALLY

The front of the property is laid to lawn, has mature shrubs with a pebble driveway that leads up to the garage/workshop. The rear garden has a courtyard area to the side with a timber shed.

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## ADDITIONAL INFORMATION

Local Authority –

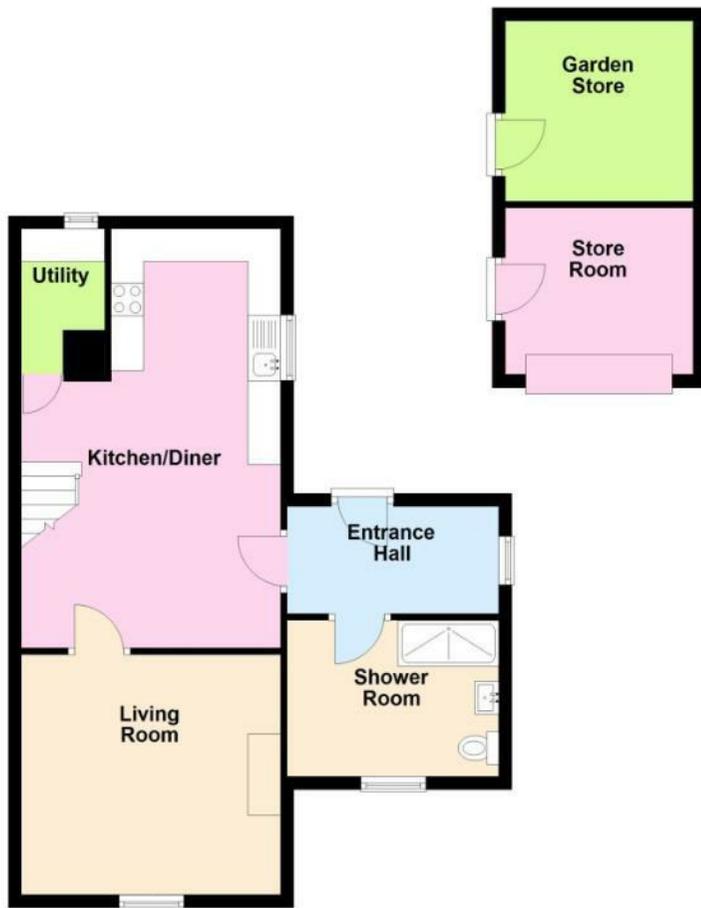
Council Tax – Band A

Viewings – By Appointment Only

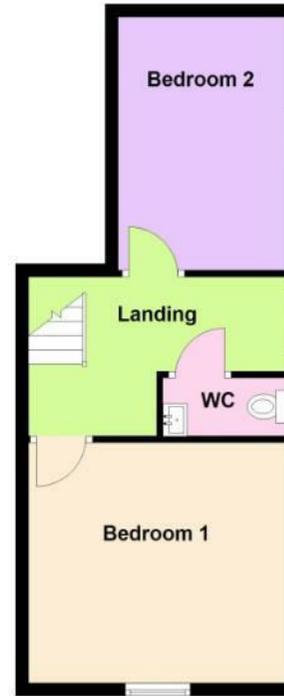
Floor Area – 1173.28 sq ft

Tenure – Freehold





**First Floor**  
Approx. 35.2 sq. metres (378.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		70	84

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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