BEECROFT
ESTATES



17 School Street

Great Houghton, Barnsley, S72 0AQ

£185,000

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Beautifully presented and full of character, this charming home is offered in move-in ready condition and is situated in the highly sought-after village of Great Houghton, with local amenities, schools and excellent transport links close by.

Boasting an unusually large and deceptively spacious rear garden, the outdoor space is a real feature of the property. The garden offers multiple seating areas, perfect for those who enjoy spending time outdoors, along with a useful workshop located to the rear.

Internally, the property benefits from high ceilings and generously proportioned rooms throughout. The accommodation briefly comprises a welcoming lounge with a multi-fuel burner, dining area, kitchen, two bedrooms and a house bathroom.

This delightful home offers a wonderful blend of character, space and practicality and must be viewed to fully appreciate everything it has to offer.







GROUND FLOOR

ENTRANCE HALL
A welcoming entrance hall accessed via a composite entrance door, featuring laminate flooring.

LOUNGE
A bright front-facing lounge with a double glazed window allowing ample natural light to fill the room. The space benefits from a high ceiling, multi-fuel burner, TV aerial point, and radiator.

DINING ROOM
A spacious dining room with a rear-facing double glazed window. A door provides access to a useful and generously sized storage cupboard, while a further door leads through to the kitchen. The room also benefits from a radiator.

KITCHEN
A range of wall and base units with worktop surfaces incorporating a sink unit with mixer tap. There is plumbing for a washing machine, along with space for a cooker and further appliances. The room benefits from a rear-facing double glazed window and a side entrance door.

FIRST FLOOR

BEDROOM ONE
A spacious bedroom benefiting from an abundance of natural light. The room also features a spacious storage cupboard and a radiator.

BEDROOM TWO
A second bedroom offering ample space for all necessary furniture. The room features a rear-facing double glazed window overlooking the rear garden and a radiator.

BATHROOM
A four-piece suite comprising a shower, bath, WC and wash hand basin. The room also benefits from a window with obscure glazing and a radiator.

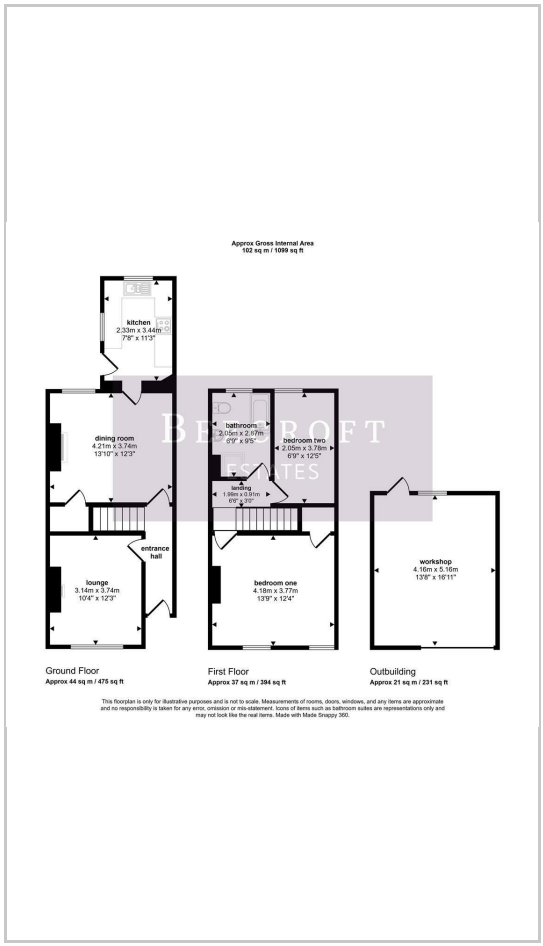
OUTSIDE
To the front of the property is gated access leading to a small forecourt-style area with steps to the front door and a tiled entrance.

To the rear is a deceptively spacious, beautifully maintained garden, mainly laid to lawn with seating areas, mature trees and shrubs. The garden is private and also benefits from a good-sized workshop space.

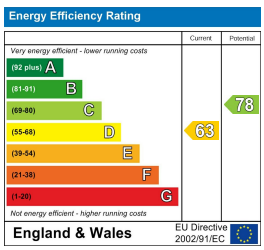
Area Map

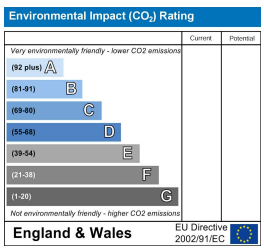


Floor Plans



Energy Efficiency Graph





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