





GREAT LOCATION IN THE SOUGHT AFTER VILLAGE OF BARNBY DUN, WITH THREE BEDROOMS AND OVERLOOKING FIELDS TO THE REAR. This spacious family home is in need of some updating and renovation but offers plenty of potential for future purchasers. This house has been priced to allow for alterations and is sure to be a popular one with buyers so please enquire early to avoid disappointment. The house is positioned in a generous garden plot and briefly comprises of entrance hallway, lounge, separate dining room with bay window, conservatory, kitchen, side entrance hall/storage area, stairs to the first floor landing, three spacious bedrooms, bathroom, front garden, driveway and large rear garden. GREAT INVESTMENT AND AVAILABLE WITH NO CHAIN.



ENTRANCE HALL

This property is accessed via the front facing double glazed door to the entrance hallway, with internal door access to the kitchen, lounge, dining room, stairs lead to the first floor and a radiator.

LOUNGE

Wonderful large reception room with rear facing double glazed French doors to the conservatory, feature coal effect gas fire with decorative surround, open access to the dining room at the front, radiator and coving to the ceiling.

DINING ROOM

Positioned at the front of the property ideal for dining with front facing double glazed bay window, radiator and coving to the ceiling.

CONSERVATORY

Overlooking the rear garden via the side/rear facing double glazed windows and side facing double glazed door to the garden.

KITCHEN

Fitted kitchen cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, space for an electric cooker, partially tiled walls, wood panelled ceiling, rear facing double glazed window and side facing single glazed frosted door to the side entrance hallway/storage.

SIDE ENTRANCE HALL/STORAGE

Front/rear facing doors leading to the garden, storage space and side facing single glazed door to the kitchen.

STAIRS

Leading from the entrance hallway to the first floor landing.



LANDING

Providing access to all bedrooms/bathroom and a side facing double glazed frosted window.

BEDROOM

Spacious double bedroom with front facing double glazed window, picture rail and radiator.

BEDROOM

Further spacious double bedroom with wonderful field views from the rear facing double glazed window, fitted storage cupboards and a radiator.







BEDROOM

Positioned at the front of the property, smaller single bedroom with front facing double glazed window and a radiator.

BATHROOM

Wonderful spacious bathroom with low flush WC, wash hand basin, L-shaped bath with shower attachment, wall mounted cabinet and rear facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

With open access to the driveway providing off street parking to the front, central lawn with mature bushes, fence to the side and path to both front doors.

REAR GARDEN

Lovely large rear garden that is mainly laid to lawn with mature tree/bushes, fence enclosure and path.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

HEATING SYSTEM: GAS FIRED CENTRAL HEATING

INSTALLATION DATE: UNKNOWN

LAST SERVICE: 2021

ELECTRICS: NOT CHECKED RECENTLY

SERVICES: MAINS

MAY 2026: THE PROPERTY HAS JUST BEEN TREATED OVER A 14 DAY PERIOD DUE TO FLEAS AND HAS NOW BEEN CONFIRMED AS CLEAR.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		