





£160,000

TENURE : FREEHOLD

Priory Park Close, Barnsley, S71 5FU

Bedrooms : 2 **Bathrooms : 1** **Reception Rooms : 1**

- **Two Spacious Double Bedrooms**
- **Well-Presented Semi-Detached Home**
- **Modern Kitchen/Diner with French Doors to Rear Garden**
- **Spacious Living Room**
- **Convenient Ground Floor WCConvenient Ground Floor WC**
- **Modern Three-Piece Family Bathroom**

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Website:

MoveNow Properties

MoveNow Properties are proud to present this well-presented two-bedroom semi-detached home, situated in a popular residential area of Barnsley. Offering spacious and practical accommodation across two floors, this attractive property is an excellent opportunity for first-time buyers, young families or those looking to downsize.
The property benefits from a welcoming entrance hall, a generously proportioned living room and a modern kitchen/diner with French doors opening directly onto the enclosed rear garden. A convenient downstairs WC completes the ground floor accommodation.
To the first floor are two well-proportioned double bedrooms and a modern family bathroom, providing comfortable living space throughout.
Externally, the property enjoys a front lawn, a driveway providing off-road parking, a garage and an enclosed rear garden featuring a lawn and decked seating area, ideal for outdoor dining, entertaining or simply relaxing during the warmer months.
With its practical layout, attractive outdoor space and convenient location, this property offers an excellent opportunity for buyers seeking a home ready to make their own. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Ground Floor

Entrance Hall
A welcoming entrance hall providing access into the property, featuring coir matting, carpet flooring and a staircase leading to the first floor. The entrance offers a practical space for coats and shoes whilst providing access to the main living accommodation.

Living Room
Measurements: 15'10" x 9'11" (4.82m x 3.02m)
A spacious and inviting living room offering ample space for a range of lounge furniture, making it the perfect setting for relaxing or spending time with family and friends.
The room benefits from carpet flooring, a central heating radiator and a double-glazed window overlooking the front of the property, allowing natural light to fill the space. A useful storage cupboard provides additional practicality.

Kitchen/Dining Room
Measurements: 13'5" x 7'7" (4.09m x 2.31m)
Positioned towards the rear of the property, this modern kitchen/diner provides a practical and sociable space for everyday family living and entertaining.
The kitchen is fitted with a range of contemporary wall and base units complemented by work surfaces and tiled splashbacks. Integrated appliances include an electric oven, four-ring gas hob and extractor hood, alongside a stainless steel sink and drainer with mixer tap.
The adjoining dining area offers space for a dining table and chairs, creating an ideal setting for family meals or entertaining guests.
A double-glazed window provides natural light, whilst French doors open directly onto the enclosed rear garden, creating a lovely connection between the indoor and outdoor living spaces.

Downstairs WC
Measurements: 5'5" x 3'2" (1.64m x 0.96m)
A convenient ground floor cloakroom comprising a low-level flush WC, wall-mounted wash hand basin and central heating radiator. This practical addition is particularly beneficial for families and visiting guests.

First Floor
Stairs and Landing
Carpeted stairs lead to the first-floor landing, complete with a handrail and central heating radiator. The landing provides access to both double bedrooms and the family bathroom.

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Bedroom One
Measurements: 13'5" x 10'2" (4.10m x 3.09m)
A generously proportioned principal bedroom positioned to the front of the property, offering ample space for a double bed, wardrobes and additional bedroom furniture.
The room benefits from carpet flooring, a central heating radiator and a double-glazed window overlooking the front elevation, providing a bright and comfortable retreat.

Bedroom Two
Measurements: 13'0" x 7'3" (3.95m x 2.22m)
A second double bedroom situated to the rear of the property, offering flexible accommodation to suit a variety of needs.
Ideal as a child's bedroom, guest room or home office, this versatile space benefits from carpet flooring, a central heating radiator and a double-glazed window overlooking the rear garden.

Family Bathroom
Measurements: 7'5" x 5'10" (2.25m x 1.78m)
A modern family bathroom fitted with a white three-piece suite comprising a panelled bath with overhead shower and glass shower screen, pedestal wash hand basin and low-level flush WC.
Additional features include a central heating radiator and a frosted double-glazed window to the rear, providing natural light whilst maintaining privacy.

Outside
Front Garden and Driveway
To the front of the property is a lawned garden, creating an attractive approach to the home.
A driveway extends along the side of the property, providing valuable off-road parking and access to the garage.

Garage
Measurements: 17'1" x 8'8" (5.20m x 2.64m)
The property benefits from a garage, providing additional parking or useful storage space for bicycles, gardening equipment and other household items.

Rear Garden
To the rear is an enclosed garden offering a pleasant outdoor space for relaxing, entertaining and family enjoyment.
The garden is predominantly laid to lawn, with fenced boundaries providing privacy and security. A decked seating area creates an ideal setting for outdoor furniture, summer barbecues or enjoying the warmer weather.
The rear garden is also conveniently accessed directly from the kitchen/diner through French doors, making it a natural extension of the living accommodation.

Location
Situated in the popular residential area of Lundwood, Barnsley, the property enjoys a convenient position with access to a range of local amenities, schools, shops and everyday essentials.
Barnsley town centre is within easy reach, offering a wider selection of high-street retailers, supermarkets, restaurants, cafés and leisure facilities.
The area also benefits from transport connections, with access to surrounding towns and the wider South Yorkshire region, making it a practical choice for commuters.
For families, the surrounding area offers access to local educational facilities and outdoor recreational spaces, whilst nearby countryside provides opportunities for walking and enjoying the outdoors.
Combining the convenience of local amenities with comfortable residential surroundings, this location is well suited to first-time buyers, couples and families alike.

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

Tenure: Freehold
Council Tax Band A
Property Type: Semi-detached
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.
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

1. 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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Please note - Since the photos were obtained the property has since been rented and is now empty of furniture.

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DISCLAIMER:
The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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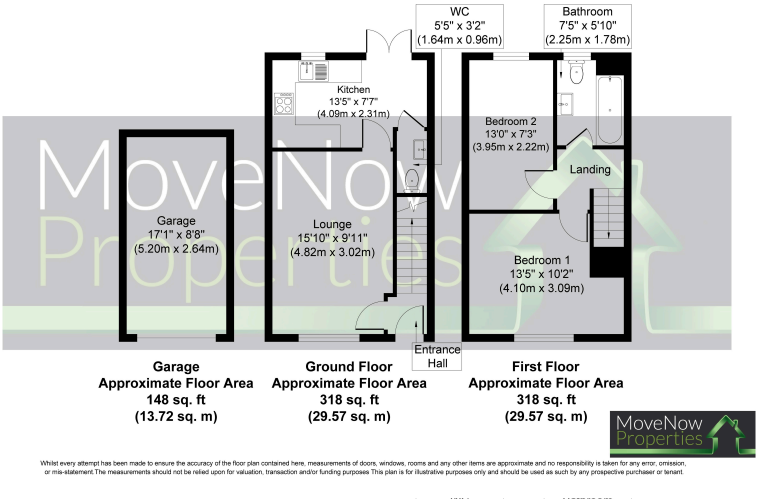
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Garage
Approximate Floor Area
148 sq. ft
(13.72 sq. m)

Ground Floor
Approximate Floor Area
318 sq. ft
(29.57 sq. m)

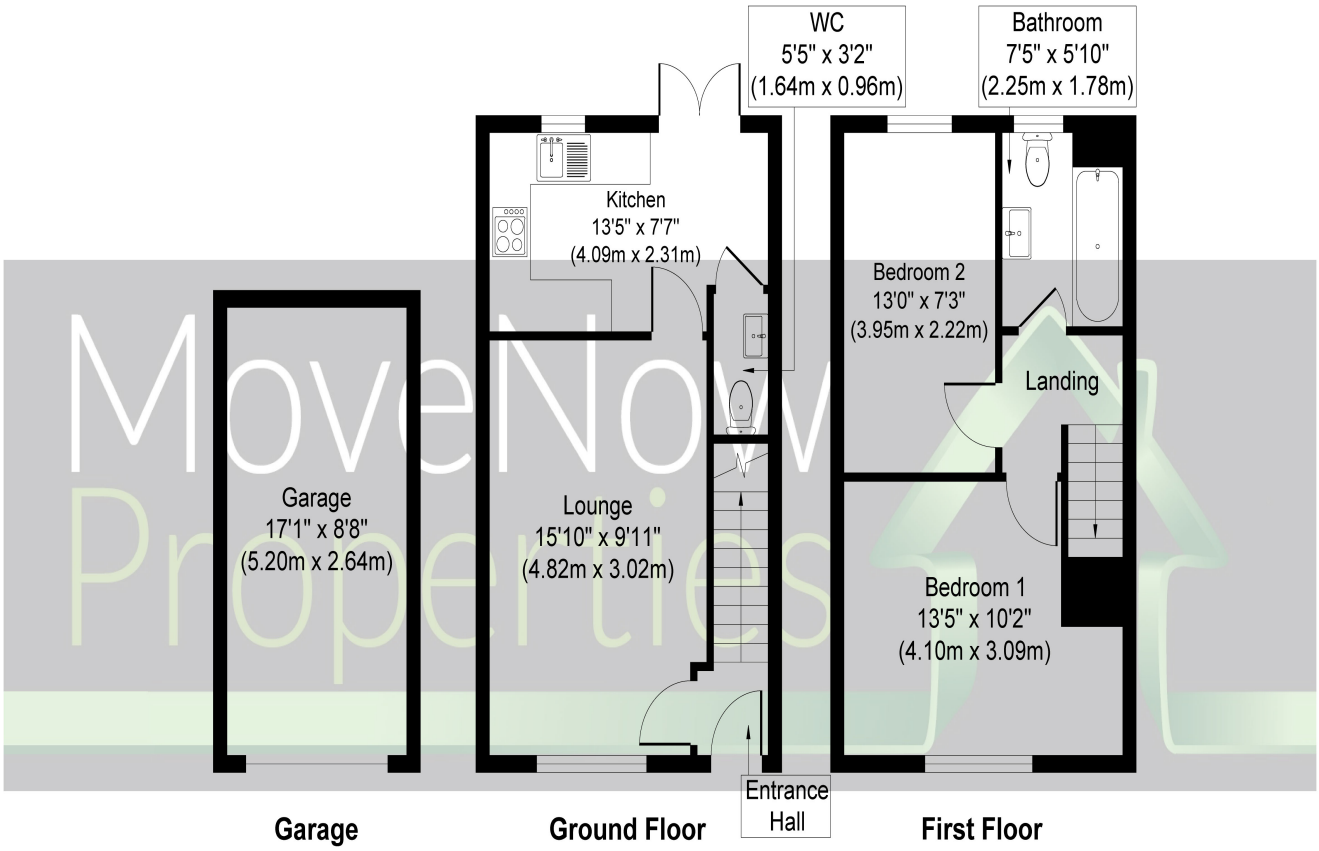
First Floor
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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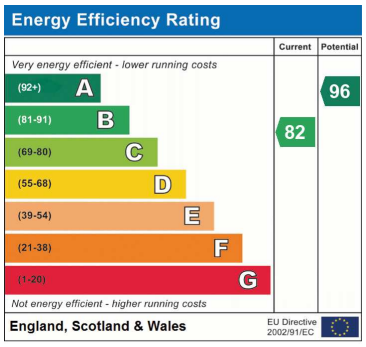


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