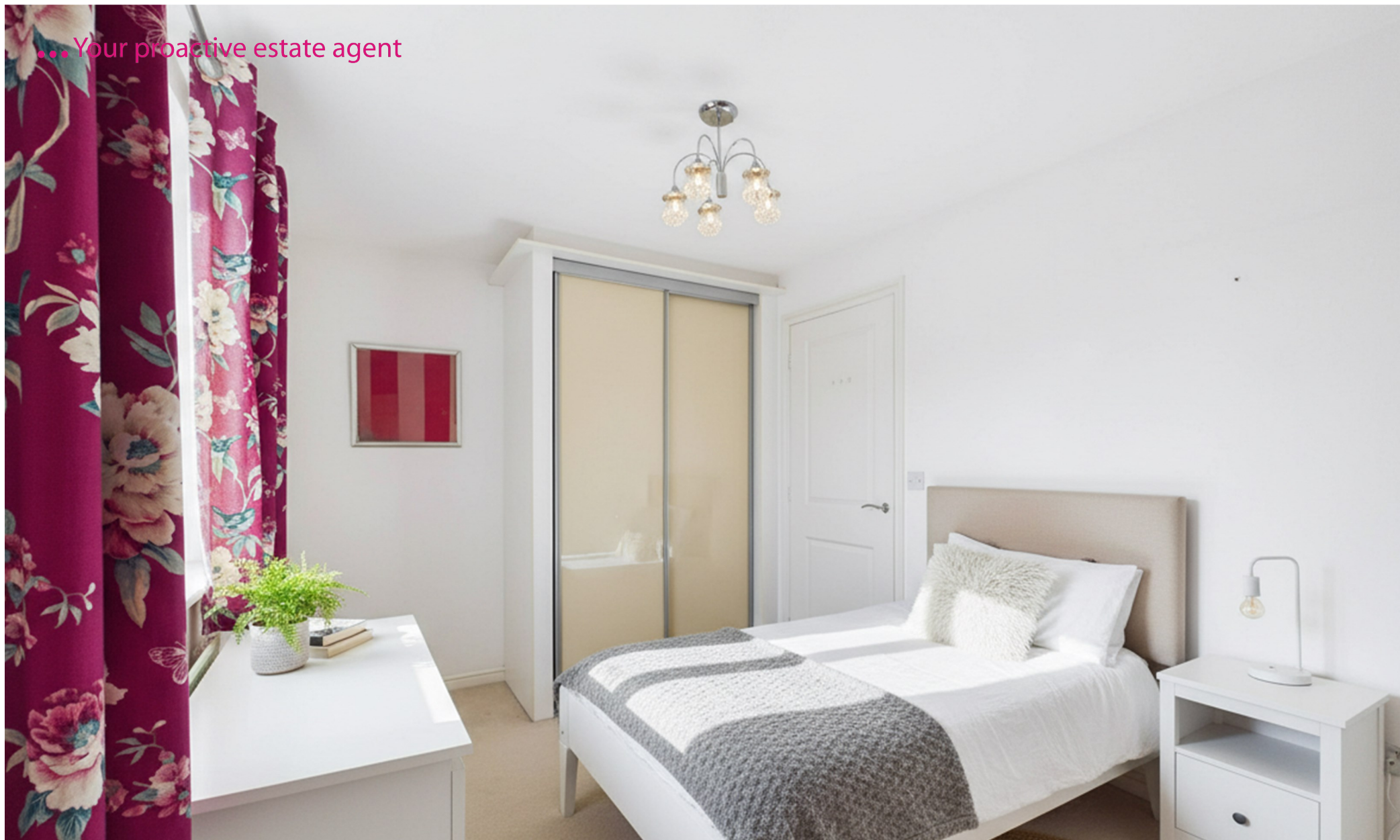


... Your proactive estate agent



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



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

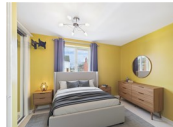
2.00 x 1.77 (6'7" x 5'10")

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")

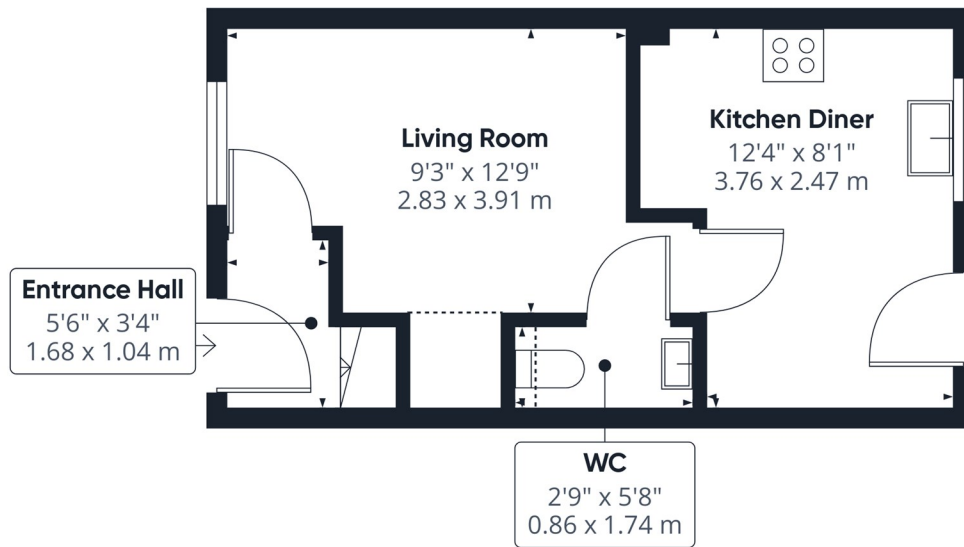
White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Panel bath with chrome mixer taps and mains feed shower. Extractor fan. Tiled effect flooring. Chrome central heated radiator.



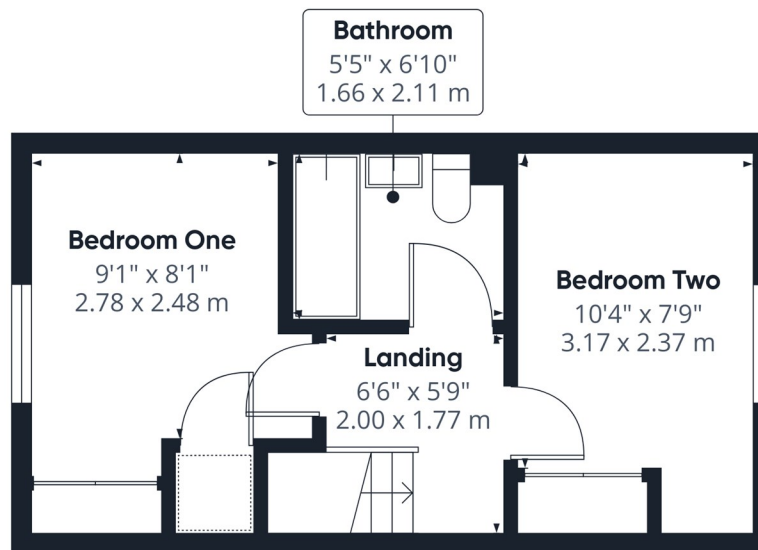
External

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⁽¹⁾

541 ft²
50.2 m²

Reduced headroom

11 ft²
1 m²

(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

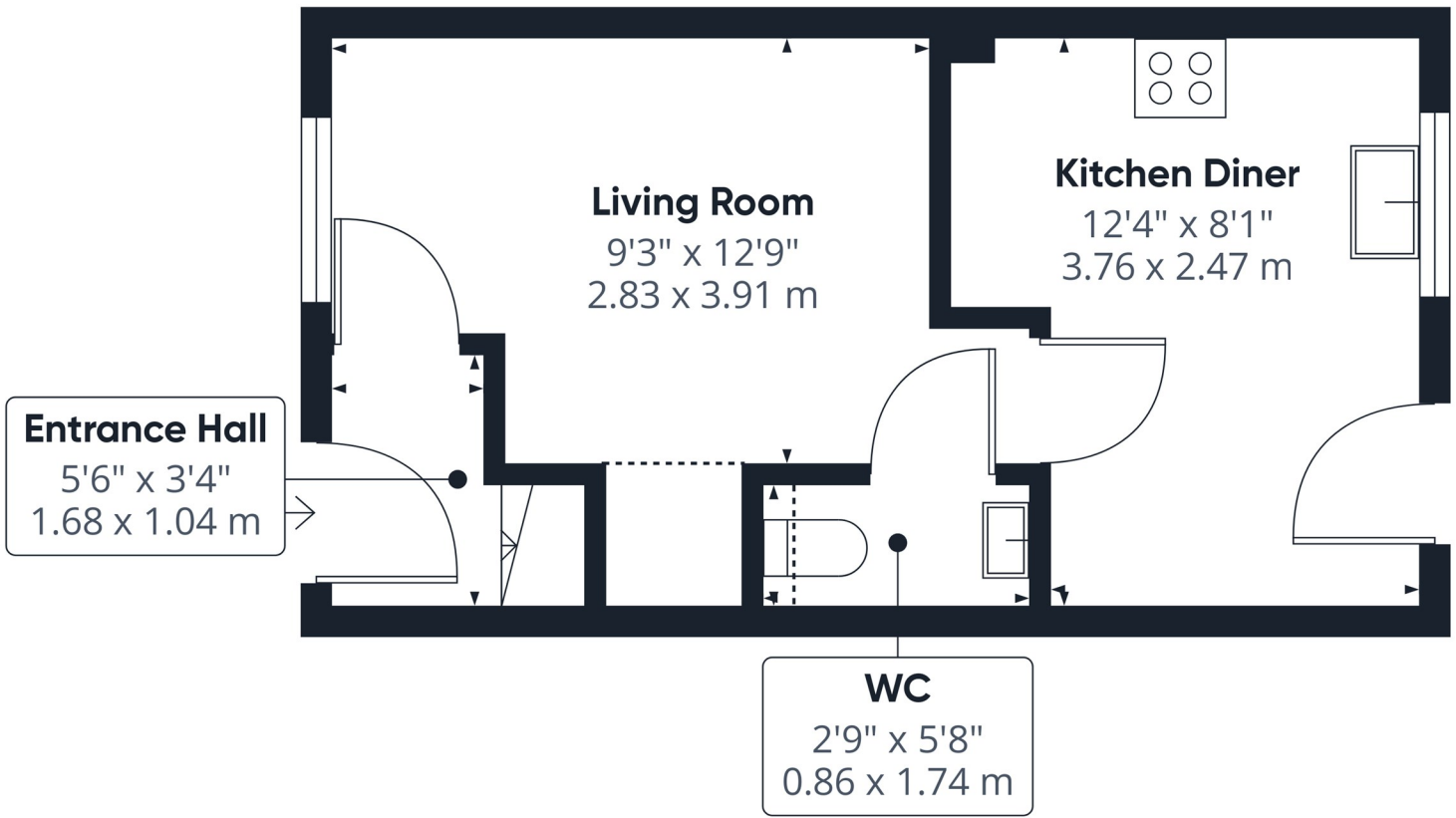
T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk





Floor 0

Approximate total area⁽¹⁾
283 ft²
26.3 m²

Reduced headroom
11 ft²
1 m²

(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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
7G	81	B1	B1
<small>Not energy efficient - lower running costs</small> <small>100 kWh/m² per year</small> <small>100 kWh/m² per year</small> <small>100 kWh/m² per year</small> <small>100 kWh/m² per year</small> <small>100 kWh/m² per year</small> <small>100 kWh/m² per year</small> <small>100 kWh/m² per year</small> <small>100 kWh/m² per year</small> <small>100 kWh/m² per year</small> <small>100 kWh/m² per year</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>100 g/m² per year</small> <small>100 g/m² per year</small> <small>100 g/m² per year</small> <small>100 g/m² per year</small> <small>100 g/m² per year</small> <small>100 g/m² per year</small> <small>100 g/m² per year</small> <small>100 g/m² per year</small> <small>100 g/m² per year</small> <small>100 g/m² per year</small>	
<small>All energy efficient - higher running costs</small> <small>England & Wales</small> <small>01 December 2020/1/EC</small>		<small>All environmentally friendly - higher CO₂ emissions</small> <small>England & Wales</small> <small>01 December 2020/1/EC</small>	

