



## Barnes Street, Clayton Le Moors, BB5 5PG

### £150,000

SPACIOUS FOUR BEDROOM END TERRACE PROPERTY

This end terrace house offers a perfect blend of modern living and traditional comfort. With four generously sized bedrooms, this property is ideal for families seeking ample space to grow and thrive.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The spacious kitchen is a highlight of the home, providing a wonderful area for culinary creativity, while the separate utility room adds convenience to daily chores.

The large modern bathroom is designed with both style and functionality in mind, ensuring a relaxing retreat at the end of the day. Additionally, the downstairs WC offers practicality for busy households.

Step outside to discover a substantial rear yard, which not only provides a private outdoor space for children to play or for hosting summer barbecues but also includes a garage, offering secure storage for vehicles or garden equipment.

This property is a fantastic opportunity for those looking to settle in a friendly community, with local amenities and transport links just a stone's throw away. With its spacious layout and modern features, this home is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely house your new home.

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		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- Tenure Freehold
  - On Street Parking
  - Viewing Essential
  - Easy Access To Major Commuter Routes
- Council Tax Band A
  - Abundance Of Indoor And Outdoor Space
  - Four Piece Bathroom Suite
- EPC Rating TBC
  - Ideal Family Home
  - Contemporary Fitted Kitchen

### Ground Floor

#### Entrance

UPVC double glazed frosted door to vestibule.

#### Vestibule

3'10 x 3'6 (1.17m x 1.07m)  
Door to reception room one.

#### Reception Room One

14'10 x 12'10 (4.52m x 3.91m)  
UPVC double glazed window, central heating radiator, inset electric fire, door to cellar, door to reception room two and stairs to first floor.

### Lower Ground Floor

#### Cellar

18'10 x 14'1 (5.74m x 4.29m)

#### Reception Room Two

14'6 x 14'6 (4.42m x 4.42m)  
UPVC double glazed window, central heating radiator, gas fire with decorative surround, coving and door to kitchen.

#### Kitchen

11'6 x 10'2 (3.51m x 3.10m)  
UPVC double glazed box window, central heating radiator, gloss wall and base units, granite effect work top, composite one and a half sink and drainer with mixer tap, integrated oven in a high rise unit, four ring gas hob, tiled splash back, extractor hood, integrated fridge, tiled floor, spotlights and door to utility.

#### Utility

17'8 x 9'10 (5.38m x 3.00m)  
UPVC double glazed window, plumbed for washing machine, space for fridge freezer, wood effect laminate floor, stairs to first floor, door to WC, UPVC double glazed frosted door to side elevation and UPVC double glazed sliding door to rear.

#### WC

4'10 x 2' (1.47m x 0.61m)  
UPVC double glazed frosted window, low flush WC, tiled elevation and tiled floor.

### First Floor

#### Landing

21'3 x 14'2 (6.48m x 4.32m)  
UPVC double glazed frosted window, UPVC double glazed window, smoke alarm, central heating radiator, doors to three bedrooms and bathroom.

#### Bedroom One

14'11 x 10'11 (4.55m x 3.33m)  
UPVC double glazed window, central heating radiator, coving and storage.

#### Bedroom Two

10'3 x 7'3 (3.12m x 2.21m)  
UPVC double glazed window, central heating radiator and loft hatch.

#### Bedroom Three

9'11 x 6'7 (3.02m x 2.01m)  
UPVC double glazed window and central heating radiator.

#### Bathroom

10'4 x 9'8 (3.15m x 2.95m)  
UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, free standing bath with mixer tap, enclosed direct feed shower, tiled elevation, PVC to ceiling, spotlights, tiled floor and door to further landing.

#### Further Landing

10' x 4'9 (3.05m x 1.45m)  
UPVC double glazed window, door to bedroom four and stairs to ground floor.

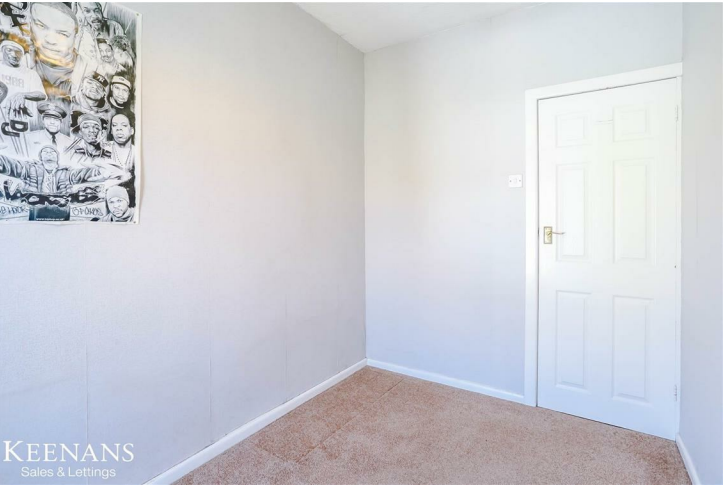
#### Bedroom Four

9'10 x 9'8 (3.00m x 2.95m)  
UPVC double glazed frosted window, Baxi boiler and coving.

### External

#### Rear

Enclosed paved yard, bedding areas, mature shrubs, stone chippings, timber shed and garage. Potential space for off road parking.



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