



Oak Head Close Barnsley S71 2FL
Guide Price £220,000

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GUIDE PRICE £220,000-£230,000 ** FREEHOLD ** SOUTH FACING REAR GARDEN ** Situated on this cul-de-sac position is this spacious, four bedroom, two bathroom townhouse which enjoys a south facing rear garden and benefits from a driveway providing off-road parking, garage, uPVC double glazing and gas central heating. The property is located just on the fringes of Barnsley town centre, close to a good range of shops, schools and amenities.

Tastefully decorated throughout, the well presented living accommodation is set over three levels and briefly comprises, front door which opens into the entrance hall with a downstairs WC. Access into the kitchen and the lounge/dining room. The recently fitted kitchen has a modern and contemporary range of wall, base and drawer units. A contrasting worktop incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include electric oven, microwave and fridge along with the housed gas boiler and housing and plumbing for a dishwasher. The open plan lounge and dining room has uPVC French doors opening onto the rear garden and an under stair storage cupboard. There is access into the garage which has an up and over door and a utility area to the rear with space for a fridge freezer and housing and plumbing for a washing machine and tumble dryer.

From the entrance hall, a staircase rises to the first floor landing with access into three bedrooms and the principal bathroom. Bedrooms two and three benefit from fitted wardrobes. The bathroom has a three piece suite. A further staircase rises to the second floor and the master bedroom which has fitted wardrobes, storage over the stairs, a dressing area, dormer window, access into the loft space and the added advantage of an en suite shower room.

- EARLY VIEWING ADVISED
- IDEAL FAMILY HOME
- FOUR BEDROOMS & TWO BATHROOMS
- RECENTLY FITTED MODERN & CONTEMPORARY KITCHEN
- SPACIOUS OPEN PLAN LOUNGE/DINING ROOM
- GARAGE, OFF-ROAD PARKING & SOUTH FACING REAR GARDEN





OUTSIDE

A driveway provides off-road parking which leads to the integral garage. To the rear is the fully enclosed garden which includes a patio, lawn and garden shed.

LOCATION

The property is located in a popular cul-de-sac position near to Monk Bretton Park and on the fringes of Barnsley town centre, well served by public transport and close to a number of shops, schools and amenities. Barnsley interchange is within easy reach and the M1 is a just a short drive away.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band C.

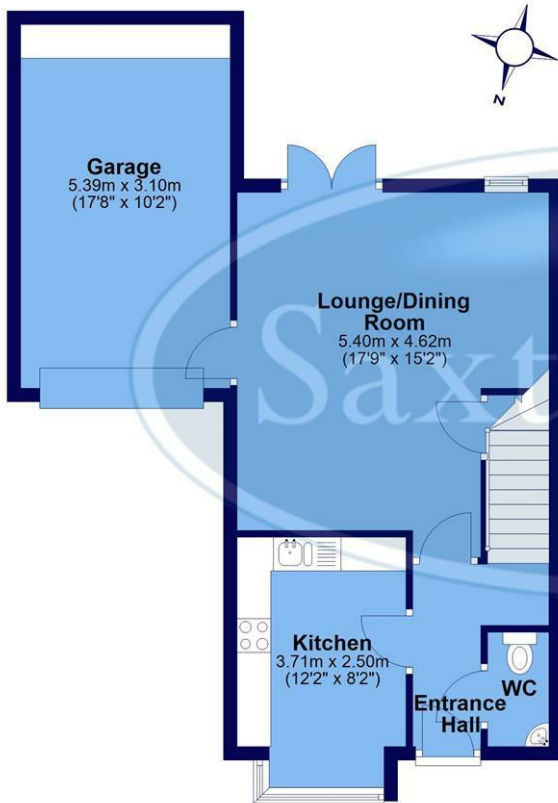
VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

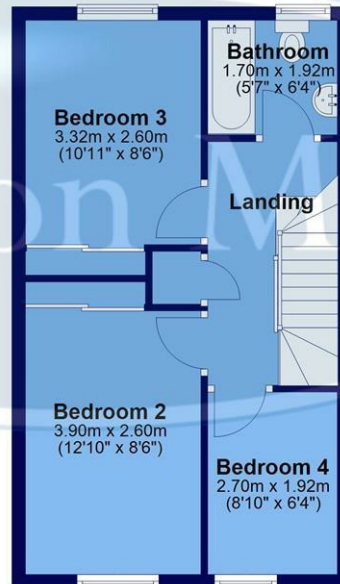
Ground Floor

Approx. 55.9 sq. metres (601.7 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



Second Floor

Approx. 32.5 sq. metres (350.2 sq. feet)



Total area: approx. 126.3 sq. metres (1359.5 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		80	90
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		80	89
EU Directive 2002/91/EC			