



Worsborough View Tankersley Barnsley S75 3AH
Price £265,000

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PRICE £265,000 ** FREEHOLD ** WELL PRESENTED THROUGHOUT ** Situated on this admirable corner plot is this effectively extended, three double bedroom, two bathroom, two reception room semi detached property which enjoys gardens to the front, side rear and benefits from off-road parking along-with a garage, gas central heating and uPVC double glazing. Renovated throughout by the current owners including but not limited to; a rewire, new plumbing, plastering, new oak doors throughout and new kitchen and bathroom suites. In brief, the living accommodation comprises: a front composite entrance door which opens into the entrance porch with access into the well proportioned dining room with under an stair storage cupboard. A large front window allows lots of natural light, while the attractive flooring flows through into the kitchen. The spacious kitchen has a range of wall, base and drawer units with a complementary oak work surface which incorporates the double pot sink with mixer tap, four ring hob with extractor above. There is an integrated double electric oven, washing machine and space for an American style fridge freezer. A door then opens into the useful utility room which houses the wall mounted new gas boiler, has base units with a oak work surface over and a rear stable entrance door. From the kitchen, double doors then open into the garden room with a further door opening onto the rear garden. Accessed from the kitchen is the excellent size lounge with the focal point being the cast iron multi-fuel stove. From the dining room, a staircase rises to the first floor landing with access into the three bedrooms and the main bathroom. To the left are two double bedrooms, one benefiting from a storage cupboard over the stairs. The family bathroom has a three piece suite including a bath with overhead shower, WC and wash basin. To the right is the master bedroom complete with en suite shower room and a walk-in wardrobe.

- EARLY VIEWING ADVISED
- THREE BEDROOMS/TWO BATHROOMS/TWO RECEPTION ROOMS
- OFF-ROAD PARKING & GARAGE
- GARDENS TO BOTH THE FRONT & REAR
- ADMIRABLE CORNER PLOT
- KITCHEN WITH UTILITY OFF
- MASTER BEDROOM WITH EN SUITE & WALK-IN WARDROBE
- ACCESS TO MOTORWAY, TRANSPORT LINKS & AMENITIES





OUTSIDE

A low wall encloses the front lawned garden which wraps around to the side. To the rear is a fully enclosed garden mostly laid to lawn. Double gates open to a driveway and single garage.

LOCATION

Ideal for access to the motorway, transport links, schools and local amenities.

NOTES

The property is Freehold and currently Council Tax Band A.

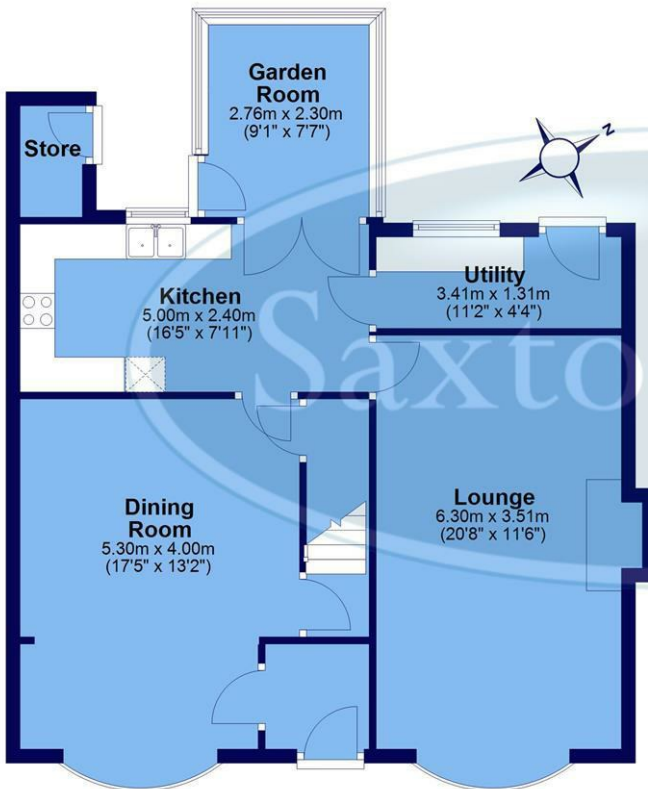
VALUER

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. 72.5 sq. metres (780.4 sq. feet)



First Floor

Approx. 48.8 sq. metres (525.2 sq. feet)



Total area: approx. 121.3 sq. metres (1305.7 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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