



# CROWN

## ESTATE AGENTS

### High Street, Barnsley



**£85,000**



3



1



2



51

31 High Street

We are acting in the sale of the above property and have received an offer of £90,123 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contract takes place.



- Chain Free Property
- Front and Rear Garden
- Spacious Lounge
- Open Plan Kitchen Diner
- Three Double Bedrooms
- Family Bathroom
- EPC Grade E
- Council Tax Band A

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

### Lounge

12'11" x 12'7" (3.94 x 3.86)

Entrance into the property via a composite door with two frosted panels, into a spacious lounge fitted with fireplace surround and a window overlooking the front of the property.

### Dining Room

13'3" x 12'10" (4.04 x 3.93)

Fitted with laminate flooring, a window overlooking the side of the property and a central heating radiator.

### Kitchen

9'7" x 6'3" (2.94 x 1.93)

Open plan into the dining room, the kitchen has both wall mounted and undercounter cupboards, a sink with mixer tap, a five ring gas hob and a built in oven.

### Bedroom One

12'8" x 12'11" (3.87 x 3.95)

A good sized double bedroom with a window overlooking the front of the property and a central heating radiator.

### Bedroom Two

9'2" x 10'8" (2.80 x 3.26)

A second double sized bedroom with a window overlooking the rear of the property and a central heating radiator.

### Family Bathroom

8'8" x 6'5" (2.66 x 1.97)

Fitted with a low flush WC, a wash hand basin, a panelled bath and cupboard housing the boiler. The bathroom also has a central heating radiator and frosted window overlooking the rear of the property.

### Bedroom Three

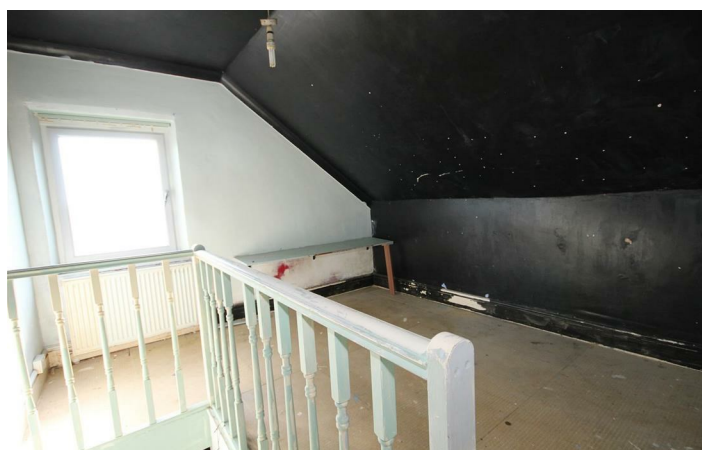
12'9" x 10'9" (3.91 x 3.28)

Located on the second floor of the property, this attic bedroom has a window overlooking the side of the property and a central heating radiator.

### External

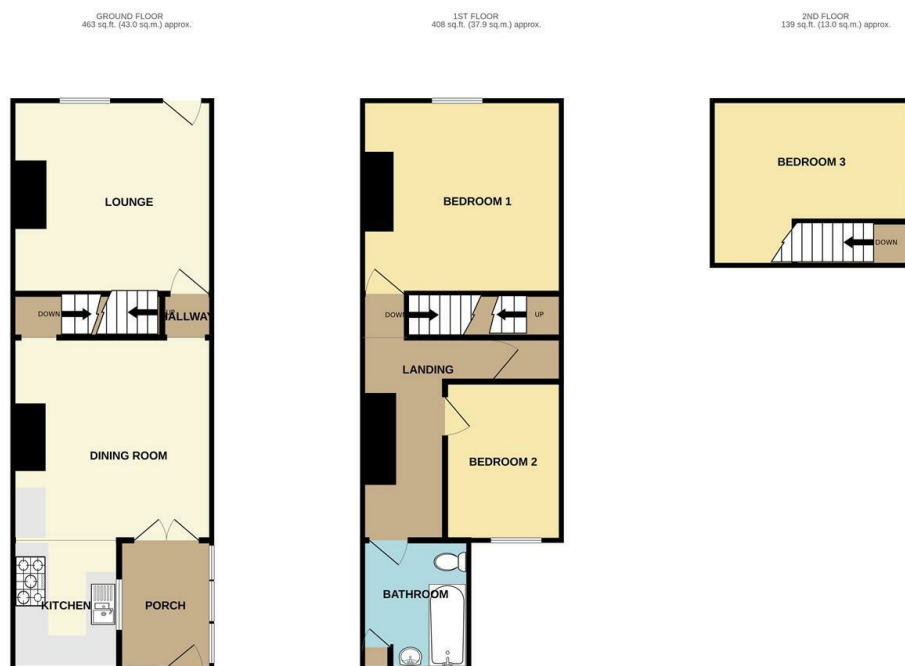
The front of the property is an enclosed garden with gated access. The rear of the property comprises of a spacious garden accessible via a shared driveway. There is also a large garage located to the rear of the property.





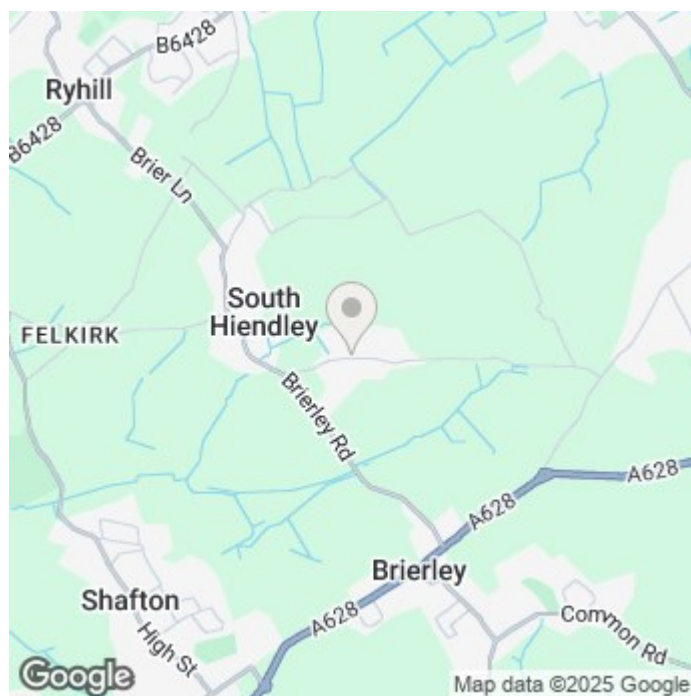


## Floor Plan




TOTAL FLOOR AREA - 1010 sq.ft. (93.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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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