



## 10 Beacon View, Monk Bretton

, S71 2SW

Price Guide £190,000



GUIDE PRICE £190,000 - £200,000

A fantastic and beautifully presented end-terrace townhouse, occupying a desirable corner plot within a quiet cul-de-sac of Beacon View in the highly sought-after village of Monk Bretton. Ideally positioned close to the village church and local amenities, the property enjoys stunning open views and a peaceful residential setting while remaining conveniently located for schools, transport links, and nearby countryside walks.

Finished to an exceptional standard throughout, this impressive home features high-quality plush flooring, stylish contemporary décor, and a true move-in-ready finish. The spacious and versatile accommodation also offers excellent potential to be easily reconfigured into a three-bedroom home, making it ideal for a wide range of buyers.

The popular village of Monk Bretton is well regarded for its welcoming community atmosphere, excellent local amenities, reputable schools, and easy access to Barnsley town centre, while nearby green spaces and scenic walking routes add to the area's appeal.



### Entrance Hall

A welcoming entrance hall featuring a solid oak staircase with a stylish carpet runner, immediately setting the tone for the quality and finish found throughout the home. To the right, a convenient downstairs WC and a door leading into the lounge provide a practical layout, while the contemporary décor and abundance of natural light create a bright and airy first impression.

### Downstairs WC

A stylish and modern downstairs WC, fitted with a contemporary wash hand basin complemented by a sleek waterfall tap. The space is enhanced by LED lighting, a designer Bronx toilet seat, radiator, and a window with fitted blind allowing natural light to flow through. Finished with newly fitted Soho flooring, this beautifully presented cloakroom perfectly combines practicality with on-trend design.

### Lounge

Relax in this generously sized and beautifully presented lounge, finished to a high standard with stylish décor and a bright, welcoming atmosphere. The room benefits from contemporary LED lighting, while TV wiring has been discreetly housed within the walls on both sides to create a sleek and modern finish, complemented by additional power sockets for added convenience. Further features include newly fitted flooring, a radiator, and a window with a fitted blind allowing plenty of natural light to fill the space. Beneath the staircase, a useful storage area with lighting and power sockets provides excellent additional practicality.

### Kitchen/Diner

A stylish and contemporary kitchen/diner, finished to an excellent standard and fitted with a range of matching wall and base units, complemented by LED spotlights and under-cabinet lighting. The kitchen is well-equipped with a high-gloss black Belling double oven with gas hob and extractor, together with space for a large fridge freezer, washing machine, and dishwasher.

The room flows seamlessly into a generous dining area, featuring a breakfast bar, ample space for a dining table, and striking Wilton Snow Leopard carpeting, creating a perfect setting for both everyday living and entertaining. French doors open directly onto the rear garden, while a window with fitted blinds and a radiator complete this bright, spacious, and versatile area.

### Landing

A bright and spacious landing, accessed via a striking solid oak staircase with carpet runner and chrome rods. The landing is further enhanced by a solid oak handrail with contemporary glass panels, creating an impressive sense of space and natural light throughout. Additional features include two radiators, stylish light fittings, a useful storage cupboard, and an extended loft hatch with a wooden ladder providing convenient access.

### Master Bedroom

A larger than average and beautifully presented rear-facing principal bedroom, creating a bright and relaxing retreat. The room features a comprehensive range of fitted wardrobes and drawers, offering excellent storage solutions, together with TV wiring and a wall-mounted bracket for added convenience. Two windows with fitted blinds allow an abundance of natural light to fill the room while enjoying attractive open views, further enhancing the spacious feel. Finished with tasteful décor, a radiator, and generous floor space for additional furnishings, this impressive bedroom perfectly combines comfort, style, and practicality.

### Bedroom Two

A generous and well-presented double bedroom, offering a bright and comfortable space with a window and fitted blind allowing plenty of natural light to flow through. The room further benefits from fitted wardrobes and drawers providing excellent storage, together with a radiator and TV wiring with a wall-mounted bracket for added convenience.

### Bathroom

A stylish and contemporary bathroom, fully tiled and finished to a high standard, creating a bright and inviting space. The suite comprises a modern bath with a sleek rainfall shower and matching screen, complemented by contemporary fittings including waterfall-style taps and a designer metallic bath panel.

A standout feature of the room is the decorative acoustic wall panelling, adding both visual interest and a modern design touch. Further benefits include spot lighting, a radiator, extractor fan, and a window with fitted blind allowing natural light while maintaining privacy. Finished with quality Cameo flooring and tasteful décor, this beautifully appointed bathroom perfectly combines practicality with on-trend style.

### Loft

Accessed via an extended loft hatch from the landing with a wooden ladder, this impressive loft space is fully boarded to NHBC standards and benefits from lighting and power. Featuring fitted shelving and generous head height, it provides excellent storage facilities while also offering exciting potential for future conversion, subject to the necessary permissions and building regulations.

### Exterior

The property enjoys a well-maintained front garden with established shrubs and external electrics, creating an attractive first impression. To the rear, the private enclosed garden is thoughtfully arranged across two tiers and features a variety of established shrubs and fruit trees, together with garden lighting, a shed with power, hot and cold external taps, and two dedicated wheelie-bin storage units.

To the front, a double driveway provides ample off-road parking, while external lighting surrounding the property enhances both the evening ambience and overall security.

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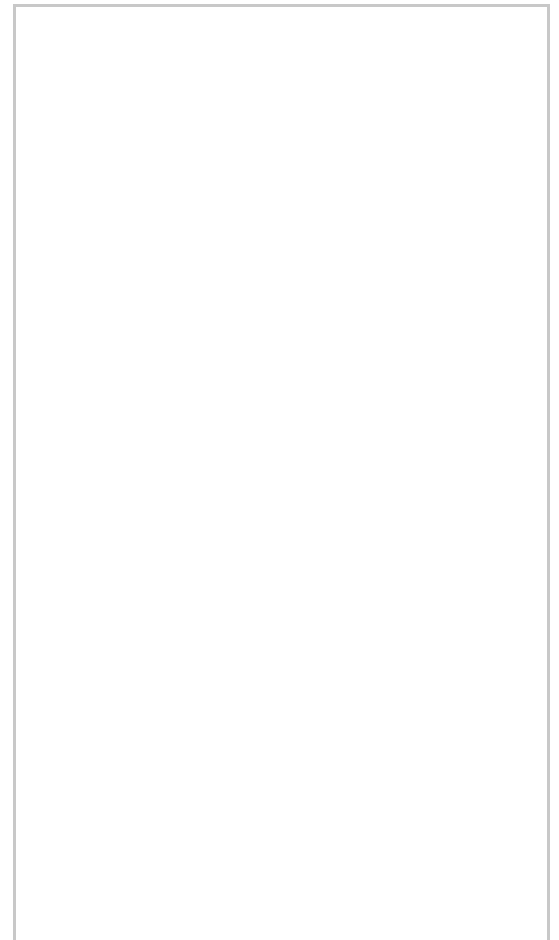
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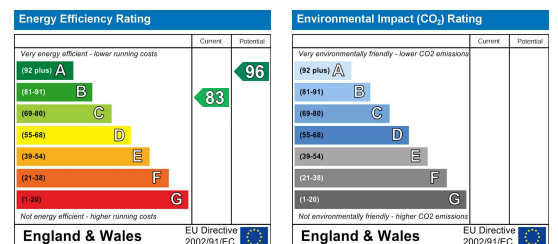
## Area Map



## Floor Plans



## Energy Efficiency Graph



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