



## 118 Snape Hill Road

Darfield, Barnsley, S73 9LR

£125,000



Set on an unusually generous corner plot with both side and rear gardens, this two-bedroom end-terrace offers far more than first meets the eye. Having been a much-loved and carefully maintained family home for five decades, the property combines solid, well-proportioned accommodation with exciting scope to modernise further or extend (subject to planning). With two reception rooms, a detached garage suitable for storage, a newly refurbished bathroom and the benefit of a modern combi boiler providing efficient heating and hot water, this home offers both immediate comfort and long-term potential. Rarely do properties of this size and plot come to market with no onward chain, making this an excellent opportunity for first-time buyers, downsizers or investors alike.



## GROUND FLOOR

### LOUNGE

A front-facing reception room with double-glazed window, feature fireplace, TV aerial point, and radiator.

### DINING ROOM

A good-sized dining room with a semi open-plan aspect to the kitchen area. The room features a fireplace, rear-facing double-glazed window, radiator, and a door providing access to the cellar.

### KITCHEN

A range of wall and base units with worktop surfaces incorporating a sink unit with mixer tap. Integrated double oven, hob and extractor unit, with space for a fridge freezer and plumbing for a washing machine. A rear-facing double-glazed window, side entrance door, and radiator complete the room.

### CELLAR

Ideal storage space.

## FIRST FLOOR

### LANDING

Giving access to the loft.

### BEDROOM ONE

A good-sized bedroom with ample fitted wardrobes, a front-facing double-glazed window, and radiator.

### BEDROOM TWO

A well-proportioned second bedroom with a rear-facing double-glazed window and radiator.

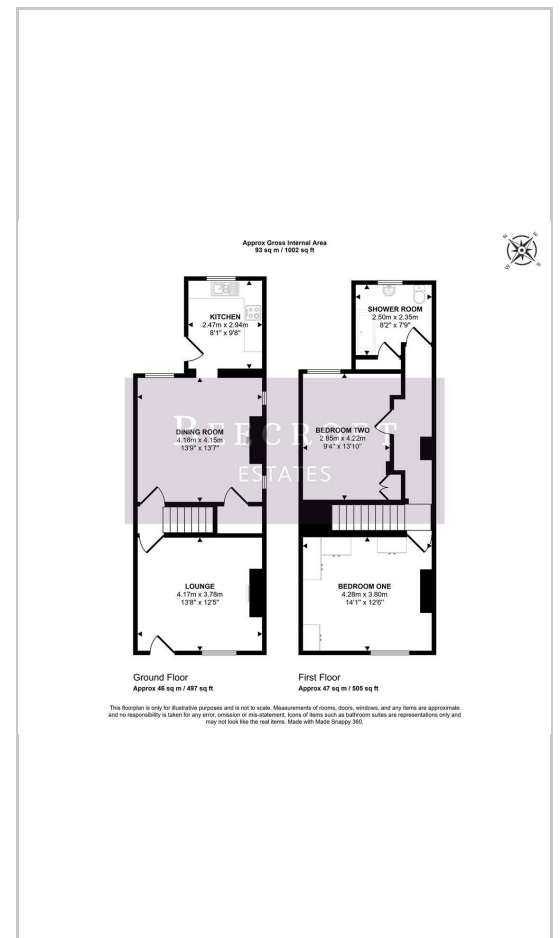
### BATHROOM

### OUTSIDE

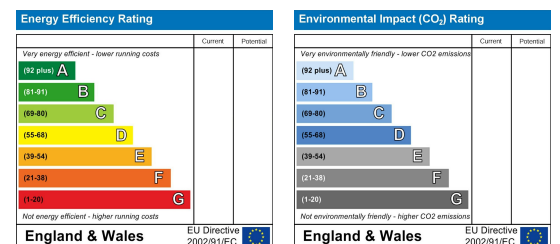
## Area Map



## Floor Plans



## Energy Efficiency Graph



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