



5 Pit Row

Hemingfield, Barnsley, S73 0NX

Offers Over £175,000



We are proud to offer to the market this well-presented two-bedroom cottage, located in the highly desirable area of Hemingfield. Boasting a detached garage, excellent local amenities, and superb commuter links, this charming cottage is full of character and truly deserves an internal inspection.

The accommodation briefly comprises a lounge, kitchen, and family bathroom to the ground floor, with two well-proportioned bedrooms to the first floor. Outside, the property benefits from garden areas to both the front and rear, as well as a detached garage.



GROUND FLOOR

LOUNGE

A spacious and well-presented front-facing reception room, full of charm and character. The room features a beamed ceiling, modern wood flooring, and a double-glazed window overlooking the front elevation with a fitted seating area. A door leads through to the kitchen, while the focal point of the room is the multi fuel burner, perfectly complementing the character of the property.

DINING KITCHEN

A second well-presented and well-proportioned room, the kitchen continues the characterful theme of the property with beamed ceilings and tiled flooring. A double-glazed window overlooks the rear garden, with stairs rising to the first-floor landing. A door provides access to the rear garden, while another leads to the family bathroom.

The kitchen is fitted with a range of wall and base units, display cabinets, and open shelving, all topped with work surfaces incorporating a sink unit with a swan-neck mixer tap. Integrated appliances include an oven, hob, and extractor canopy. Complementary splashback tiling to the walls and a useful storage cupboard complete this charming and practical space.

BATHROOM

A stunning family bathroom, fitted with a stylish four -piece suite comprising a WC, a floating wash hand basin with useful storage beneath, shower cubicle and a roll-top bath . Additional features include a double-glazed window with obscure glazing, splashback tiling to the walls, and modern wood flooring, creating a perfect blend of character and contemporary style.

FIRST FLOOR

LANDING

BEDROOM ONE

A stunning master bedroom featuring a double-glazed window and two fitted wardrobes. The room beautifully continues the property's character, with a beamed ceiling and a charming fireplace adding to its appeal.

BEDROOM TWO

A second well-presented and generously proportioned bedroom, featuring a double-glazed window and characterful beamed ceiling.

OUTSIDE

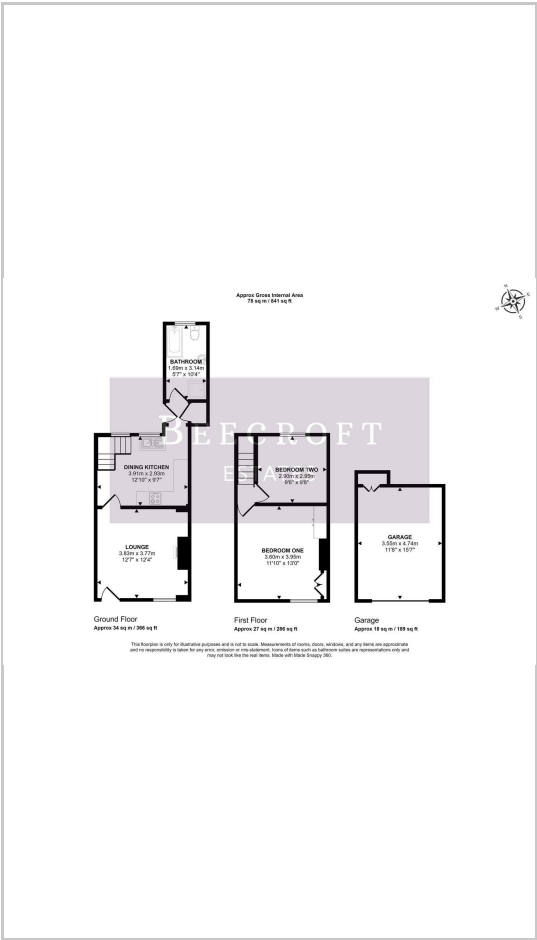
To the front of the property is an enclosed garden area, attractively laid with decorative stones and bordered by a variety of plants and shrubs. A path leads directly to the front entrance door.

To the rear, there is an enclosed patio area that opens onto a raised decking space—ideal for relaxing or enjoying a glass of wine on a summer evening while taking in the surrounding natural beauty.

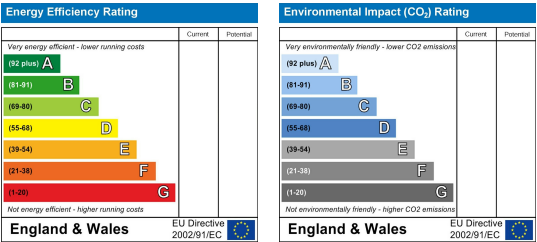
Area Map



Floor Plans



Energy Efficiency Graph



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