



## 42 Tomlinson Road

Elsecar, Barnsley, S74 8DH

Offers Over £210,000



Offered to the market with no upward vendor chain is this detached bungalow located on Tomlinson Road in the highly sought-after area of Elsecar. This beautifully presented property offers two double bedrooms, and deceptively spacious living areas, making it an ideal home for those seeking both style and comfort. Boasting off-road parking and garage.

Conveniently situated, this property provides excellent transport links, ensuring easy access to nearby amenities. The property is within close proximity to Tesco Express and a variety of charming restaurants, while the closest bus stop is just a short walk away, offering seamless connectivity for commuters. Additionally, the property is surrounded by a selection of highly-regarded schools and colleges.

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## ENTRANCE HALL

Providing storage.

## LOUNGE

A deceptively spacious lounge boasting front facing bay style double glazed window allowing for generous levels of natural light to fill the room. The room is tastefully presented with a feature fire and surround, tv aerial point and radiator.

## DINING KITCHEN

A well equipped kitchen with matching wall and base units with worktop space over incorporating a sink unit with mixer tap. Integrated appliances comprise of oven, hob and extractor canopy over, fridge and freezer. The room is well presented with complimentary tiling to the walls. A door provides access to the side elevation.

## BEDROOM ONE

A spacious double bedroom with double glazed window overlooking the rear. The bedroom is well presented and tastefully appointed.

## BEDROOM TWO

A second well proportioned rear facing double bedroom.

## BATHROOM

Fitted with a three piece suite comprising WC, vanity wash hand basin, bath with shower over. Part tiling and window with obscure glazing.

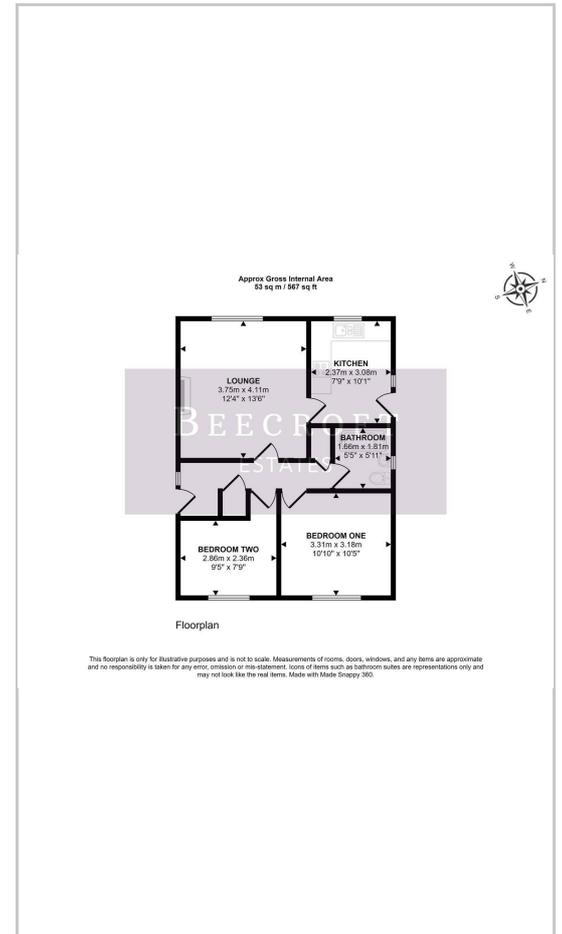
## OUTSIDE

To the front of the property is a grassed area with shrubs and borders, to the side is a driveway providing ample off road parking and in turn leads to the detached garage. To the rear is an enclosed and well maintained rear garden mainly laid to lawn with patio seating area and mature shrubs and borders.

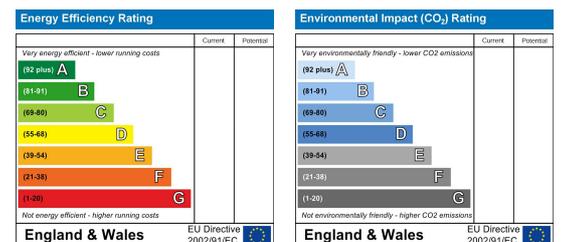
## Area Map



## Floor Plans



## Energy Efficiency Graph



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