



BEECROFT  
ESTATES

## 24 Joseph Street

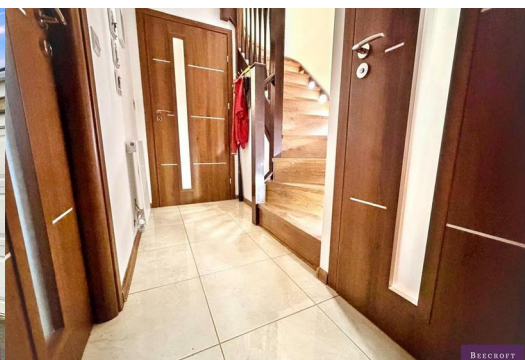
Grimethorpe, Barnsley, S72 7DZ

Offers Over £140,000



Charming Two-Bedroom End-Terrace Home with Garage and Garden

Perfectly positioned close to local amenities, this two-bedroom end-of-terrace townhouse is ideal for first-time buyers, young couples, or a small family. The home boasts a garage with additional parking, a convenient downstairs WC, and an enclosed rear garden with space to relax or entertain. Excellent transport links make commuting straightforward, adding to the property's appeal.





GROUND FLOOR

ENTRANCE HALL

Entering through a composite entrance door, you are welcomed into the hallway featuring tiled flooring, a radiator, and stairs rising to the first-floor landing.

LOUNGE

A well-proportioned lounge featuring laminate flooring and French doors leading through to the conservatory, creating a bright and versatile living space. The room also benefits from a TV aerial point and a radiator.

CONSERVATORY

Overlooking the rear garden is the conservatory, a versatile space ideal for use as a second sitting area, dining room or home office, enjoying pleasant views of the garden.

KITCHEN

A modern kitchen fitted with a range of wall and base units, complemented by worktop surfaces incorporating a sink unit with mixer tap. There is an integrated oven with hob and extractor over, plumbing for a washing machine, and space for a fridge freezer. A front-facing double glazed window provides natural light, and there is a radiator.

DOWNSTAIRS WC

A convenient downstairs cloakroom comprising a low-level WC, wash hand basin and radiator.

FIRST FLOOR

LANDING

The first-floor landing provides access to the loft and leads to all bedrooms and the family bathroom.

BEDROOM ONE

A good-sized bedroom featuring two front-facing double glazed windows allowing for plenty of natural light, along with a radiator.

BEDROOM TWO

A further double bedroom benefiting from fitted storage, a double glazed window and a radiator.

BATHROOM

A three-piece bathroom suite comprising a bath with shower over, WC, and wash hand basin, complete with a heated towel rail and tiled walls and flooring.

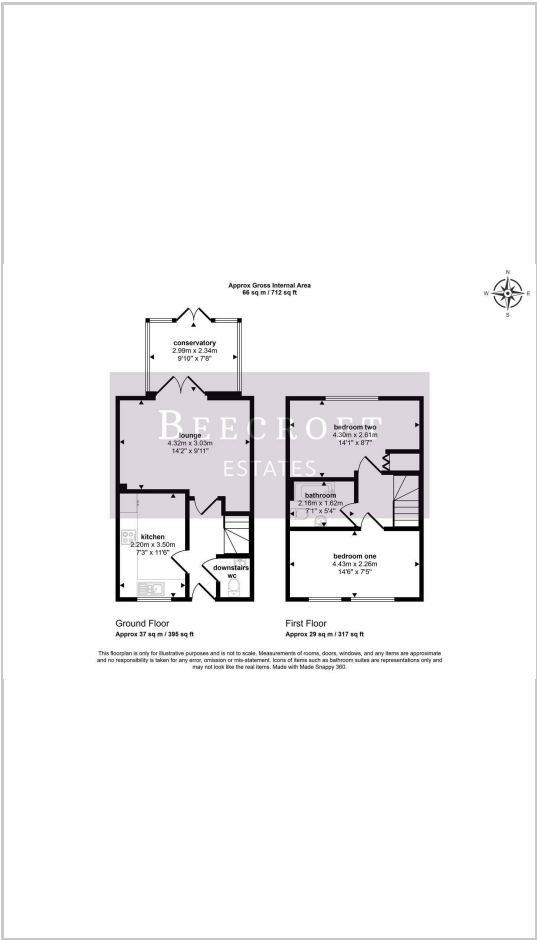
OUTSIDE

The front of the property features a garden area, while to the rear there is an enclosed garden with a side gate for wheelie bins. Additionally, there is a detached garage providing parking to the front.

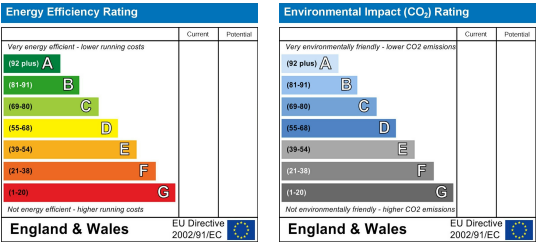
Area Map



Floor Plans



Energy Efficiency Graph



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