



BEECROFT
ESTATES



24 Garden Grove Hemingfield, Barnsley, S73 0PR

This lovely two-bedroom terrace home has so much to offer and is ideally suited to a young couple or downsize, ready to move straight in. The property boasts a front porch, lounge, modern kitchen, modern bathroom, and two bedrooms. Externally, there is off-road parking to the front with ramps in place; however, there is no dropped kerb.

The current vendor has partitioned one bedroom to create an additional occasional room, which can easily be reverted to form one large bedroom if desired.

A must-view property — any viewer will not be disappointed.

£140,000

24 Garden Grove

Hemingfield, Barnsley, S73 0PR



- MID TERRACE HOME
- GARDEN AREA FOR ENTERTAINING
- TWO BEDROOMS WITH AN OCCASIONAL
- MUST BE VIEWED
- MODERN THROUGHOUT

GROUND FLOOR

ENTRANCE PORCH

LOUNGE

KITCHEN

REAR ENTRANCE HALL

BATHROOM

FIRST FLOOR

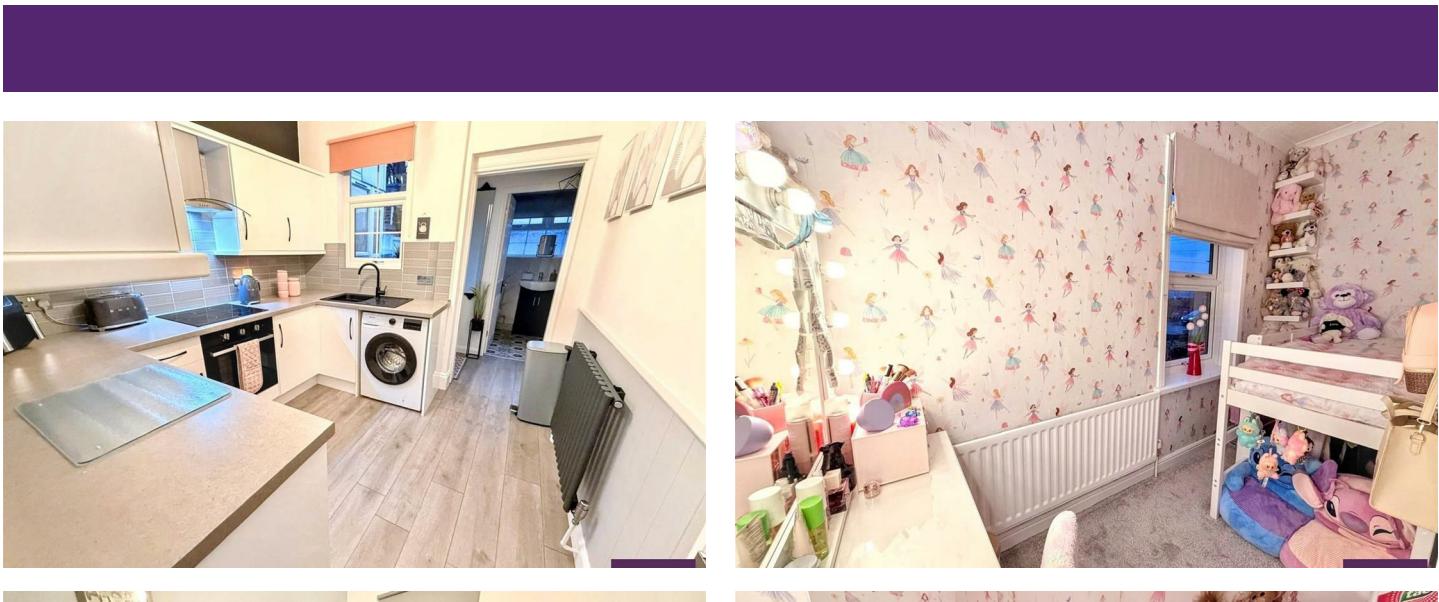
BEDROOM ONE

BEDROOM TWO

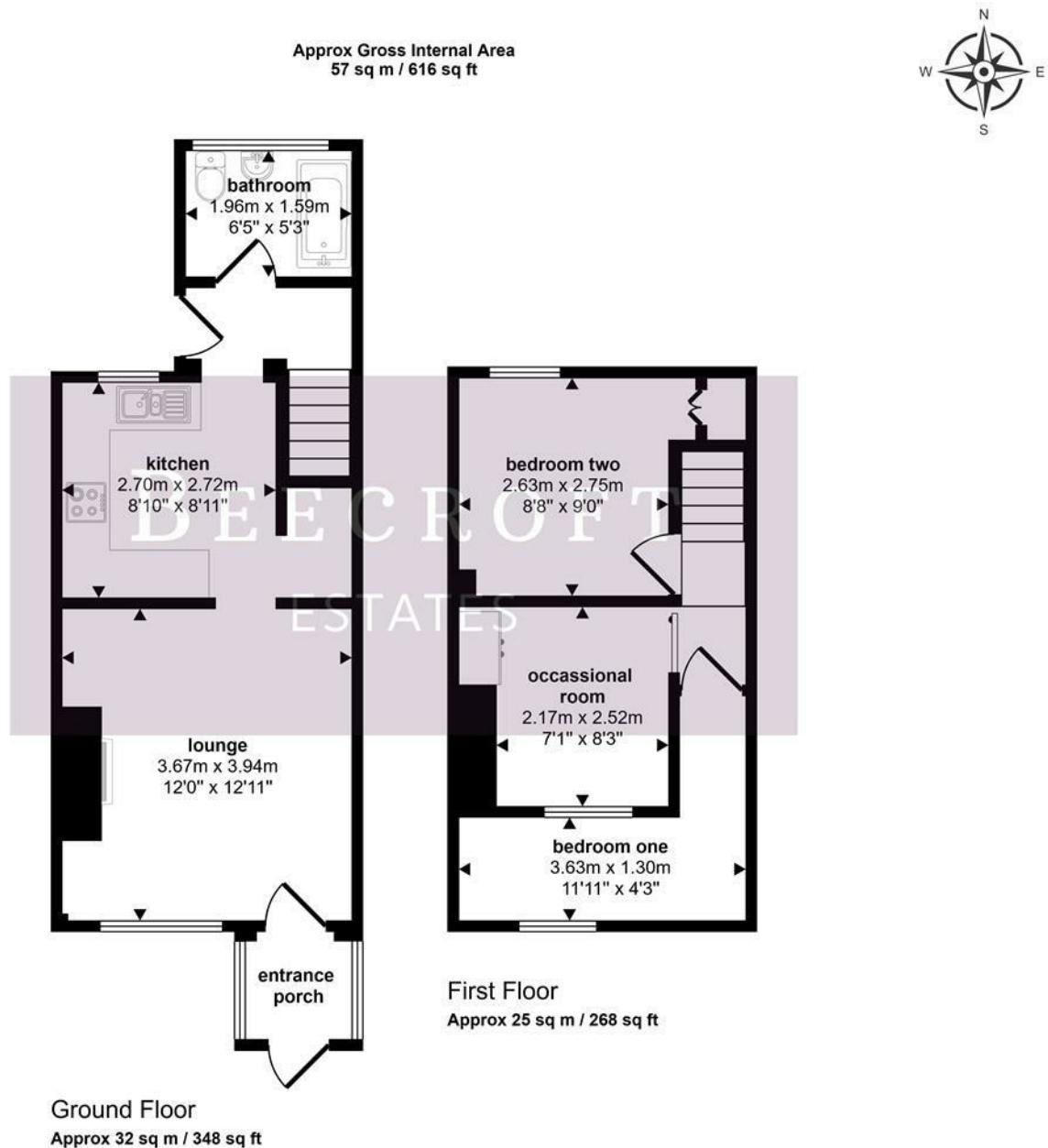
OCCASSIONAL ROOM

OUTSIDE





Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			85
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		