



## 1 Clarney Place

Darfield, BARNSLEY, S73 9EQ

Offers In The Region Of £125,000



BEECROFT ESTATES are proud to offer to the open market this three bedroom semi detached property situated on this generous corner plot. Offering good sized living accommodation throughout and added benefit of conservatory to the rear, enclosed rear garden and ample off road parking. Would make an ideal family home close to local amenities and transport links to the town centre of Barnsley.

NON STANDARD CONSTRUCTION PLEASE CHECK WITH MORTGAGE PROVIDER.



## Entrance Hall

To the front is a UPVC door one central heating radiator, staircase leading to the first floor landing and also storage cupboard.

## Kitchen 11'10" x 10'9" (3.60 x 3.28)

11' 10" x 10' 9" (3.60m x 3.28m) Having a fully fitted kitchen with a range of wall and base units, stainless steel sink unit, space for cooker, plumbing for automatic washing machine, space for fridge/freezer and one UPVC window to the rear and side elevation and door leading onto the side entrance.

## Dining Room 11'9" x 8'10" (3.59 x 2.70)

11' 9" x 8' 10" (3.59m x 2.70m) Having sliding doors leading into the conservatory and one central heating radiator.

## Lounge 14'10" x 13'0" (4.53 x 3.96)

14' 10" x 13' (4.53m x 3.96m) Front facing room with one UPVC window and one central heating radiator also Electric fire and surround.

## Conservatory 9'7" x 9'2" (2.92 x 2.80)

9' 7" x 9' 2" (2.92m x 2.80m) Having a range of UPVC windows to all sides and one UPVC door to the side entrance.

## Bedroom One 11'10" x 11'4" (3.60 x 3.46)

11' 10" x 11' 4" (3.60m x 3.46m) Front facing double bedroom with one UPVC window one central heating radiator and built in storage cupboard.

## Bedroom Two 11'10" x 11'4" (3.61 x 3.46)

11' 10" x 11' 4" (3.61m x 3.46m) Rear facing double bedroom with one UPVC window and one central heating radiator. Fitted storage cupboard.

## Bedroom Three 8'11" x 8'2" (2.71 x 2.50)

8' 11" x 8' 2" (2.71m x 2.50m) Front facing double bedroom with one UPVC window and one central heating radiator.

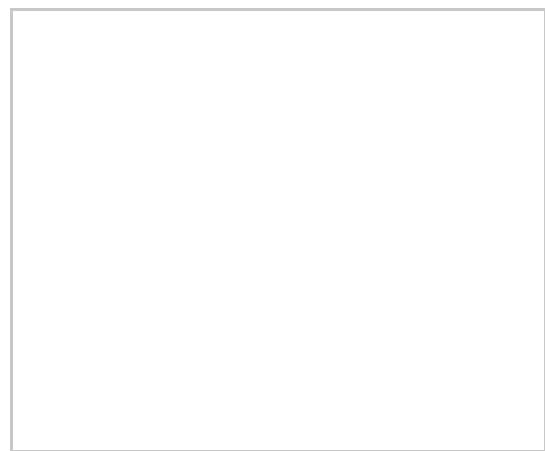
## Bathroom

Having a fully fitted suite in white comprising of P-shape bath with shower over, W.C and hand wash basin, one UPVC window to the rear elevation and heated towel rail.

## Garden

The property is a generous corner plot with gardens to the front side and rear. To the front is a lawned garden and driveway leading to the side of the property. To the rear is a decked seating area, lawned garden and fish pond. Also having two garden sheds and one Concrete sectional store.

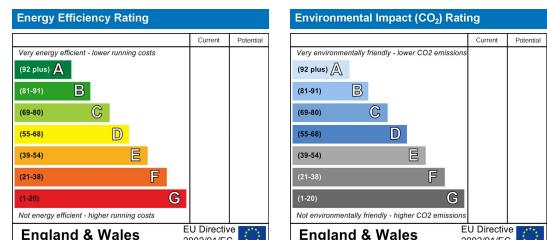
## Area Map



## Floor Plans



## Energy Efficiency Graph



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