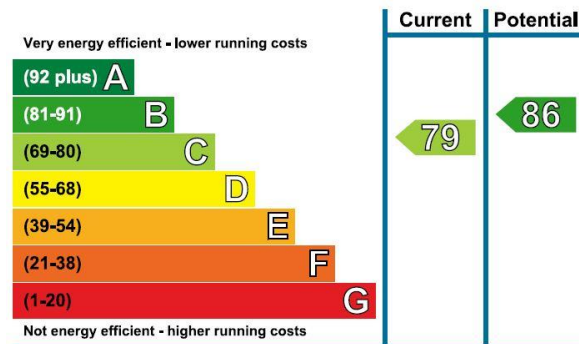




Energy Efficiency Rating



OFFER PROCEDURE - Before contacting a Building Society, Bank or Solicitor you should make your offer to Sorbys as any delay may result in a sale being agreed with another purchaser, incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to provide financial information to enable us to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in accordance with the Money Laundering Regulations.

PROPERTY DETAILS - While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. The measurements provided in our details and floor plans are approximate sizes and can not be relied upon. These particulars are issued in good faith, but do not constitute representations of fact or form part of any offer or contract. Please also note that we have not tested the services or any equipment or appliances in this property. Accordingly, we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

- ▶ **Property sales**
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- ▶ **Probate, matrimonial and written valuations**
- ▶ **Mortgage advice**

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£209,950

Property Features

- FOUR DOUBLEBEDROOMS
- CORNER PLOT
- TWO RECEPTION ROOMS
- CUL-DE-SAC
- FOUR PIECE FAMILY BATHROOM
- SEPERATE UTILITY

Full Description

Located within a cul-de-sac on the fringe of Barnsley town centre, this four double bedroom detached family home benefits from an integral garage, double width parking and an enclosed rear garden.

Intemally, there is a spacious 20' lounge, opening through to a separate dining room, along with a breakfast kitchen and additional utility room. To the first floor, there is a master bedroom with ensuite and family bathroom with four piece suite.

The property is located conveniently, off Broadway and provides easy access to junction 37 of the M1 motorway, Barnsley general hospital and the town centre.

GROUND FLOOR:

RECEPTION HALL

A UPVC entrance door opens into the hallway, which has wood laminate flooring, a radiator, internal access to the garage and a staircase rising to the first floor.

CLOAKROOM/WC

Fitted with a dual flush WC, wash hand basin and radiator.

LOUNGE

19' 11" x 11' 9" (6.07m x 3.58m) This spacious reception room has front and side facing windows, a television point, wood laminate flooring, radiator and access to the...

DINING ROOM

11' 9" x 11' 4" (3.58m x 3.45m) Having sliding patio doors to the rear garden, a radiator and further wood laminate flooring.

BREAKFAST KITCHEN

13' 5" x 9' 7" (4.09m x 2.92m) Fitted with beech wood finish base and wall mounted units, comprising an inset one and half bowl stainless steel sink with mixer tap and cupboard under, plus area of worktop surfaces with tiled splash backs. There is an integrated stainless steel oven



with four ring gas hob and chimney style extractor hood above, plumbing for a dishwasher, tile effect laminate flooring, down lighters to the ceiling, rear facing window and UPVC rear access door.

UTILITY ROOM

5' 3" x 5' 2" (1.6m x 1.57m) Providing further beech wood base and wall units with area of worktop surface. There is plumbing for a washing machine, tile effect laminate flooring, a radiator and recessed storage cupboard.

FIRST FLOOR:

LANDING

Having side facing window, radiator, spindled balustrade, recessed linen cupboard and loft hatch with fold down fixed ladder, giving access to the substantial boarded loft storage space with light.

BEDROOM ONE

14' 11" x 11' 9" (4.55m x 3.58m) A rear facing master bedroom with radiator and access to the...

ENSUITE

Fully tiled, including the floor and fitted with an extra wide shower enclosure, dual flush WC and wash hand basin.

BEDROOM TWO

12' 1" x 11' 9" (3.68m x 3.58m) A front facing bedroom with radiator.

BEDROOM THREE

13' 6" x 9' 7" (4.11m x 2.92m) A rear facing bedroom with radiator.

BEDROOM FOUR

13' 5" x 6' 8" (4.09m x 2.03m) A front facing bedroom with radiator.

FAMILY BATHROOM

Fully tiled, including the floor and fitted with a white four piece suite, comprising a panel bath with telephone style shower mixer/taps, dual flush WC and wash hand basin. There is an obscure glazed window and down lighters to the ceiling.

OUTSIDE

The property is located within a cul-de-sac and has a double width driveway at the front, giving access to the integral single garage. A pathway extends down the side of the house to a flagged patio at the rear and lawn garden beyond, which is fully enclosed.

