

MoveNow Properties



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FOR SALE

**Smithies Street, Honeywell,
Barnsley, S71 1RB**

3 Bedroom, Semi-Detached

Guide Price £190,000 - £200,000



Movenowproperties proudly presents this charming 3-bedroom semi-detached property, boasting a host of desirable features including front and rear gardens, a detached garage, and two reception rooms. This gem must truly be seen to be fully appreciated.

- Semi-detached with 3 Bedrooms
 - 2 Reception Rooms
- Well presented and maintained
 - Gardens both front and rear
- Detached brick-built garage complete with power and lighting
- Large drive offering parking for several vehicles
 - Highly sought-after location

Accommodation briefly comprises:

Entrance

Upon entering, you're welcomed by a hallway leading to the kitchen and living room, adorned with laminate flooring and a UPVC entrance door.

Living Room:

Measurements: 15'0" x 11'6" (4.56m x 3.50m)

The spacious living area, with its laminated flooring and double glazed bay window overlooking the front, seamlessly flows into the dining area.



Dining Room:

Measurements: 9'1" x 8'3" (2.77m x 2.52m)

Benefiting from patio doors which open to the enclosed rear garden and laminate flooring creating a perfect setting for indoor-outdoor living.



Kitchen:

Measurements: 12'6" x 10'7" (3.82m x 3.23m)

The kitchen is a chef's delight, offering a range of wall and base units, integrated appliances which include, dishwasher, oven, electric hob, 1.5 sink and drainer, microwave, understairs storage with plumbing for washing machine and a double glazed window providing views of the rear garden.



Stairs & Landing

Ascending the stairs to the landing, you're greeted by carpeted floors, a loft hatch with ladder access, and doors leading to the bedrooms and bathroom.



Bedroom 1

Measurements: 12'1" x 11'7" (3.69m x 3.53m)

Bedroom 1 is a comfortable double bedroom featuring carpet flooring, fitted wardrobes and dressing table, a radiator, and two double glazed windows offering views of the front garden.



Bedroom 2:

Measurements: 12'2" x 9'3" (3.70m x 2.82m)

In Bedroom 2, you'll find another spacious double bedroom with carpet flooring, built in wardrobes, storage cupboard housing boiler, a radiator, and a double glazed window providing a serene view of the rear surroundings.



Bedroom 3:

Measurements: 8'11" x 7'11" (2.72m x 2.41m)

This cosy space boasts carpet flooring, a radiator, and a double glazed window overlooking the front garden, offering a tranquil ambiance.



Bathroom:

Measurements: 10'7" x 6'0" (3.23m x 1.83m)

The modern bathroom boasts a luxurious Jacuzzi bath, complemented by a low flush wc, pedestal wash basin, and frosted double glazed windows.



Outside

Outside, the property impresses further with a driveway offering parking for several vehicles leading to the detached garage, providing ample off-road parking.

The rear garden features low maintenance artificial lawn, fence boundaries, and serene seating areas.



Ideally situated on the outskirts of Barnsley town centre, this property offers the perfect blend of suburban tranquillity and urban convenience. An internal inspection is highly recommended to fully appreciate the allure of this home.

Broadband connection

Fibreoptic

Satellite / Fibre TV Availability

BT

Sky

Virgin

Parking

Private Drive & Detached Garage

Council Tax

Band A

Tenure

Freehold

EPC Rating: D66

Please contact us for further details of the full EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86
69-80	C		
55-68	D	66	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificates/>

Viewings

For further information or to arrange a viewing please contact our office on 01226 593477.

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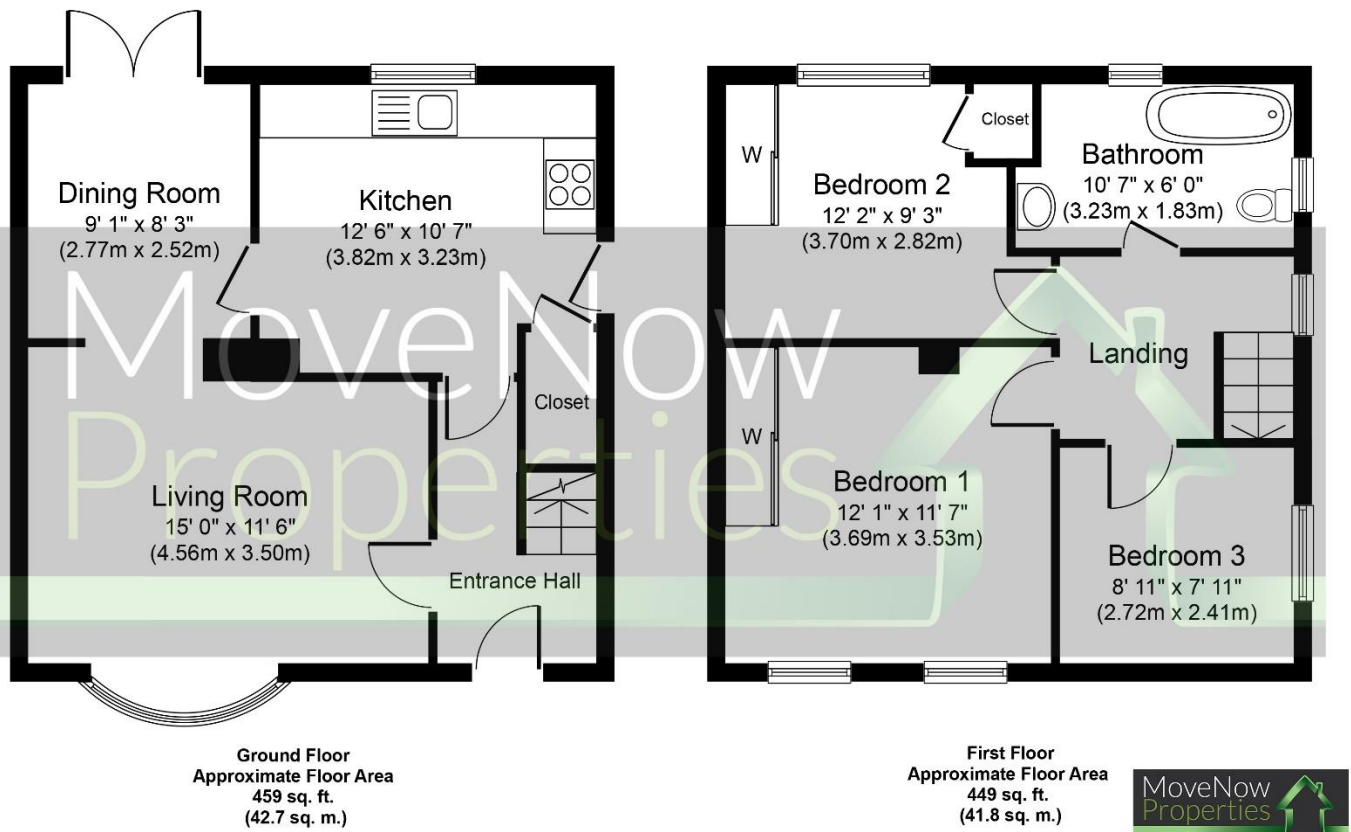
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Floor plans

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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