



## Ashleigh Vale, Barnsley, S70

**£190,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 4

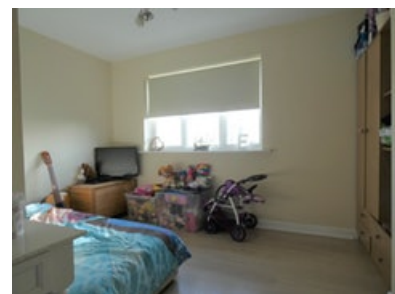
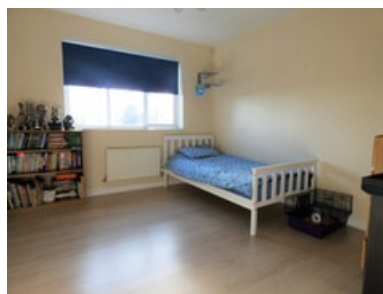
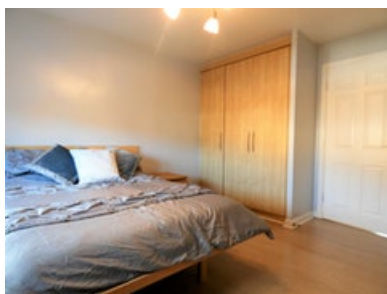
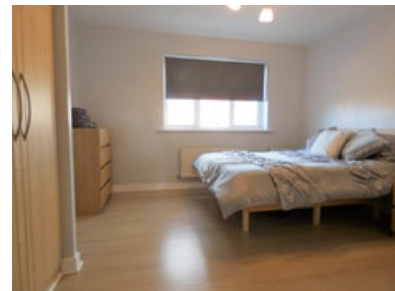
We are delighted to offer for sale this spacious 4 double bedroom detached family home. The property is situated at the head of small cul-de-sac, on a very large corner plot, with views to the rear over open countryside. Entering the property via the upvc entrance door leads to the impressive hallw

## Key features:

- spacious 4 double bedroom detached house
- bathroom en-suite shower room and cloakroom
- Lounge with fireplace
- Dining room
- dining kitchen
- Ground floor 3rd reception/fifth bedroom
- Gas central heating and double glazing
- Extremely large corner plot
- views to the rear
- driveway giving off street parking

## Extra info:

- **Property Age:** 14 years
- **Council Tax:** Band D (£1660.90 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



We are delighted to offer for sale this spacious 4 double bedroom detached family home. The property is situated at the head of small cul-de-sac, on a very large corner plot, with views to the rear over open countryside.

Entering the property via the upvc entrance door leads to the impressive hallway. A staircase climbs to the first floor and doors lead to the living accommodation, dining kitchen and downstairs cloakroom.

The lounge is a great size, with a large box bay window with double doors leading to the garden. A stone effect fire place housing a flame effect fire creates a focal point. The dining room looks to the rear, providing space for a six/eight seat dining table. The garage has been converted creating a 3rd reception room/5th bedroom.

The dining kitchen is comprehensively fitted with a range of wall and base units with plenty of work surface. A double glazed window looks to the front, and a door leads to the side garden. Integrated appliances to remain include a four ring gas hob, with extractor and canopy above, and an oven below. A full height integrated refrigerator and freezer are also included. Plumbing is provided for a washing machine, splash back tiling and a ceramic tiled floor add the finishing touches.

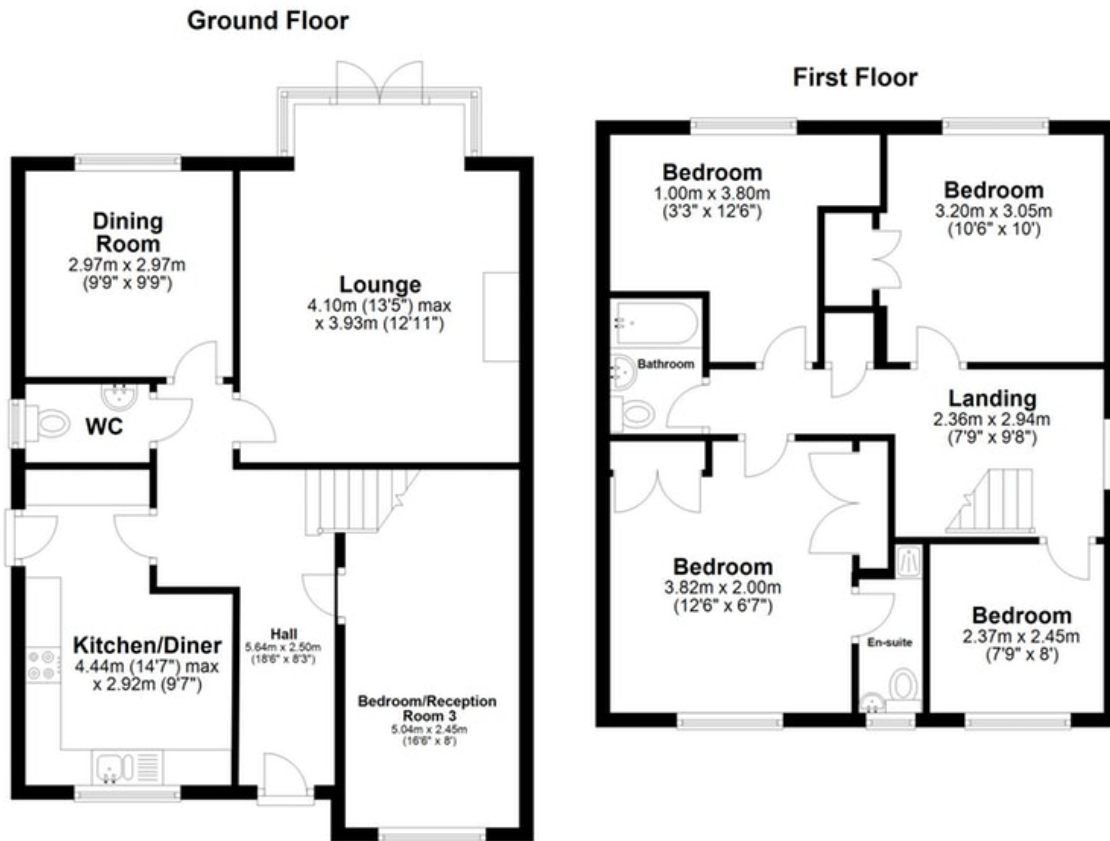
The first floor accommodation provides 4 bright and airy double bedrooms and the house bathroom. The master bedroom has the benefit of 2 ranges of fitted wardrobes, and an en-suite comprising of a shower cubicle, wash basin and wc.

The house bathroom is fitted with a white suite, comprising a bath, wash basin and wc.

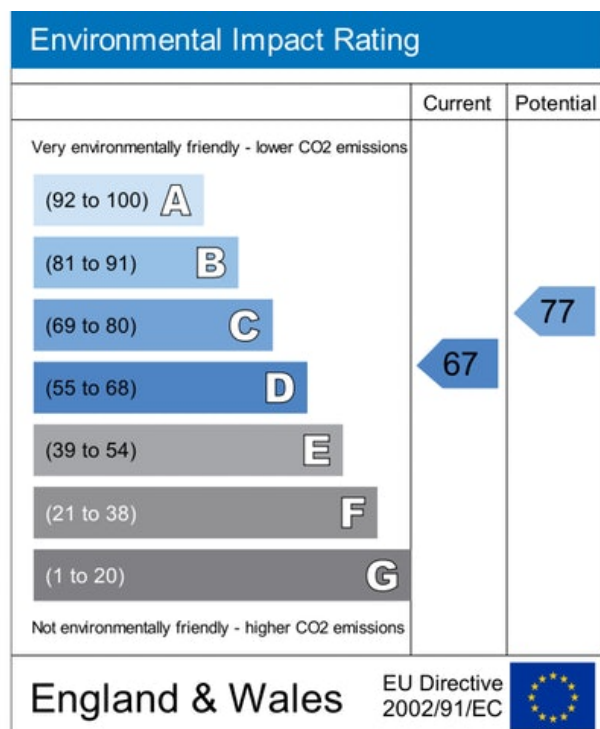
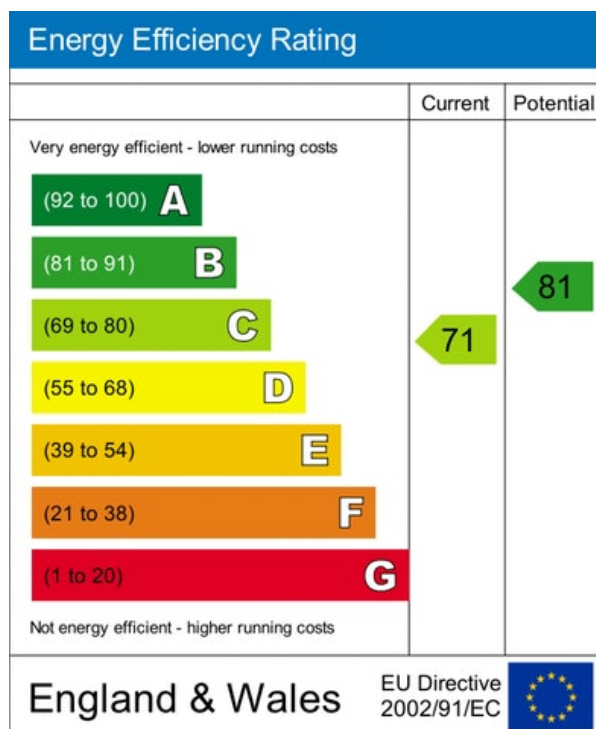
The front of the property provides off street parking for 2 cars, with scope to significantly increase the size of the driveway. To the front and side of the property an extremely large lawned garden area, sets the property back from the neighbours.

A further enclosed paved side garden and lawned rear garden with a patio seating area completes the extensive grounds.

Floor plan:

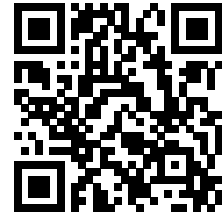


Energy Performance Certificate:



## MISREPRESENTATION ACT, 1967.

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