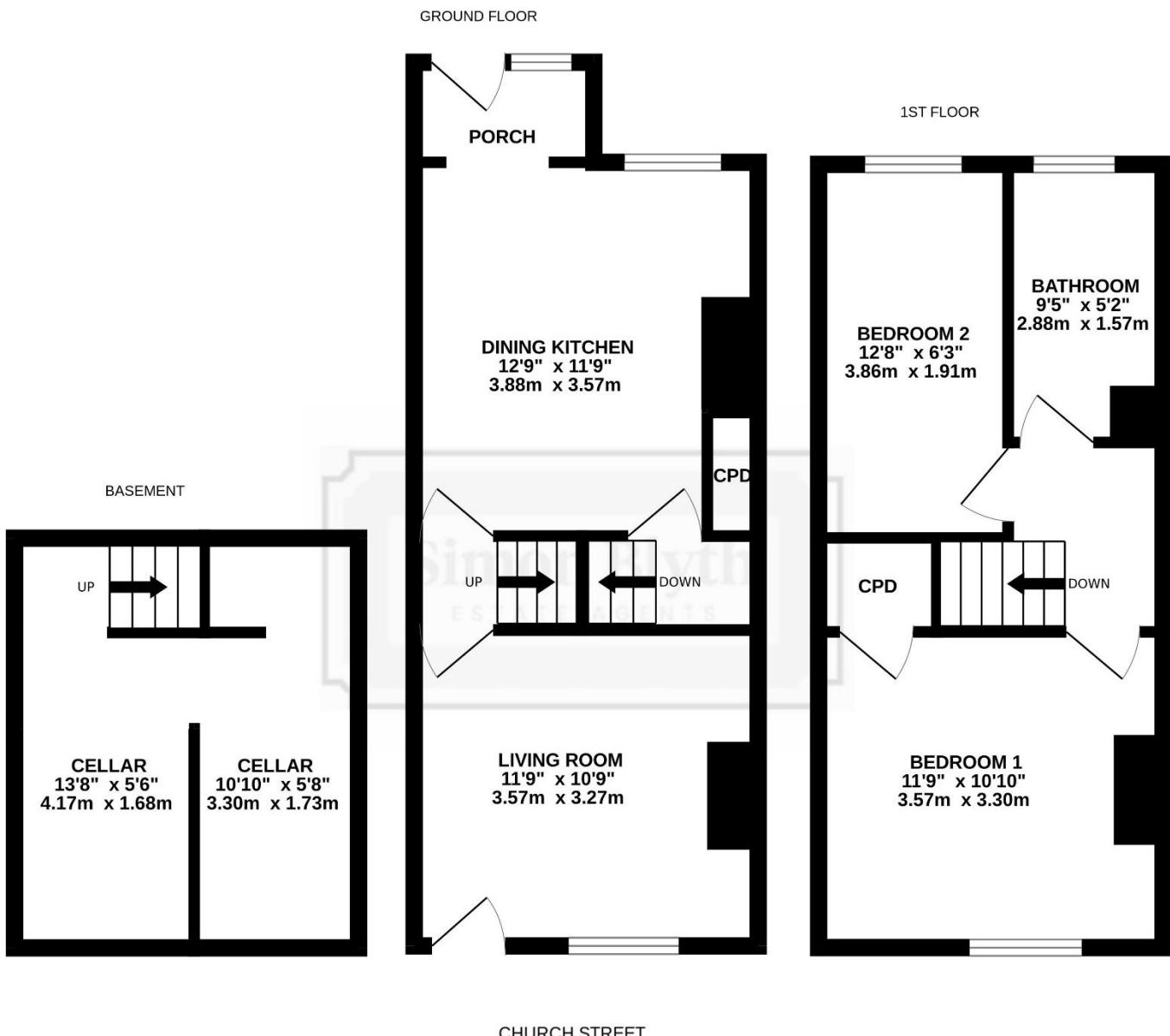




Church Street, Great Houghton, Barnsley, S72 0BL



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ENTRANCE

Entrance is gained via a composite door which was installed in 2025 with an opaque glass panel over the top into the living room.

LIVING ROOM

Measurements – 11'9" x 10'9"

A well-proportioned front facing reception room with ceiling light, central heating radiator, uPVC double glazed window and the main focal point of the room being a fireplace with tiled surround and tiled hearth with space for an electric fire.



DINING KITCHEN

Measurements – 12'9" x 11'9"

The kitchen and door were recently fitted in the summer of 2025. With a range of base units with wood effect laminate worktops over and tiled splashback. There is a one and half bowl sink with flexi hose mixer tap over top, space for an electric oven, plumbing for a washing machine and space for further appliances. The room has a ceiling light, central heating radiator, access to the cellar, and uPVC double glazed window to the rear.



REAR PORCH

A useful space at the rear of the property which contains the NAIN house boiler, which the vendor advises was installed in 2023 and has been annually serviced and is still under warranty. There is a uPVC double glazed window and a uPVC side door which leads to the rear.

FIRST FLOOR LANDING

A staircase rises to the first floor with a wall mounted light and extractor fan. From here we gain access to the following rooms

BEDROOM ONE

Measurements 11'9" x 10'10"

A double bedroom with ceiling light, central heating radiator, storage cupboard and a uPVC double glazed window to the front of the property.



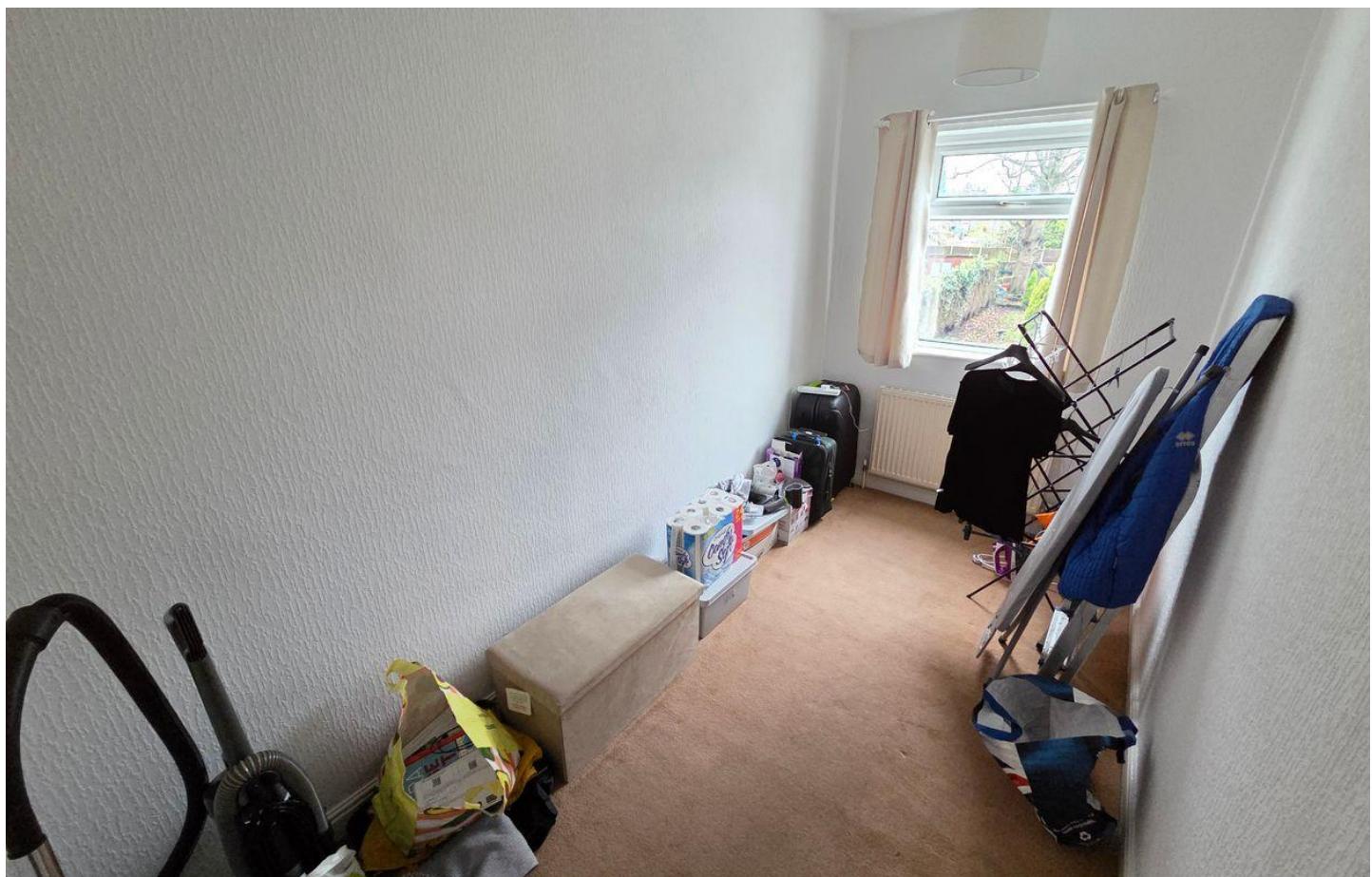
FIRST FLOOR LANDING

From the dining room a staircase rises to the first-floor landing with two ceiling lights, two wall mounted lights, central heating radiator, wooden double-glazed window, staircase rising to attic room and access to the following rooms.

BEDROOM TWO

Measurements – 12'8" x 6'3"

A further generously sized bedroom with a ceiling light, central heating radiator and a uPVC double glazed window to the rear of the property.



BATHROOM

Comprising of a three-piece suite in white in the form of a low flush W.C, pedestal hand basin with taps over and a bath with mains fed shower over and mixer taps over. There is part tiling to walls, ceiling light, central heating radiator, extractor fan and uPVC double glazed obscure window to the rear of the property.



OUTSIDE

To the rear is a split garden with shared access road, lawned garden and access via wooden gate to a further lawned garden with mature trees, hedging and perimeter fencing.



ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Barnsley Council

Council tax band – A

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)

have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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