



4 West View, Locke park, Barnsley, Yorkshire, S70 1QR

Offers Over £155,000

FOUR BEDROOM VICTORIAN VILLA OVERLOOKING LOCKE PARK

In need of some renovation and therefore attractively priced to accommodate this. The property is spacious throughout and has lots of the original features including the fabulous staircase and so is oozing with potential. Located just outside of Locke Park and overlooking the park, this is a great spot being close to Town but having these historic gardens on your doorstep.

The property briefly comprises the large entrance hallway, lounge, dining room and kitchen to the ground floor with front and rear enclosed gardens. To the first floor are the four bedrooms and bathroom.

Do not miss out on this, call now now to arrange a viewing!

ENTRANCE HALLWAY

The spacious hallway has a front porch area and as mentioned the stairs have the original wooden frame which would make a stunning feature.

LOUNGE 12'11" x 13'5" (3.95 x 4.1)



The front reception room / lounge has a large window to the front aspect and a fireplace to the chimney breast. Also with the original coving, picture rail and ceiling rose.

DINING ROOM 14'2" x 12'5" (4.34 x 3.80)



Another spacious reception room with a window to the rear and laminate flooring fitted.

KITCHEN 12'0" x 11'10" (3.68 x 3.62)

A good sized kitchen located to the rear of the property with a range of country style wall and base units, with white work surfaces and 1 1/2 bowl sink and drainer. The rear door leads outside with another internal door proving cellar access.

MASTER BEDROOM 13'0" x 13'4" (3.98 x 4.08)

The front double bedroom is a good sized mater bedroom and provides a view to the park.

SECOND BEDROOM 14'4" x 12'4" (4.38 x 3.78)

Another great sized double bedroom with a window to the rear.

THIRD BEDROOM 5'6" x 11'11" (1.68 x 3.65)

This single bedroom is located to the rear of the property with a window overlooking the rear garden.

FOURTH BEDROOM 8'6" x 4'4" (2.61 x 1.33)

A further single bedroom to the front aspect.

OUTSIDE



To the front of the property is a good sized garden with a mature lawn and path. The rear has an enclosed paved garden.

Floor Plan



Plan for reference only to location of rooms and property layout.
For detailed measurements, please refer to the property's sales particulars.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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