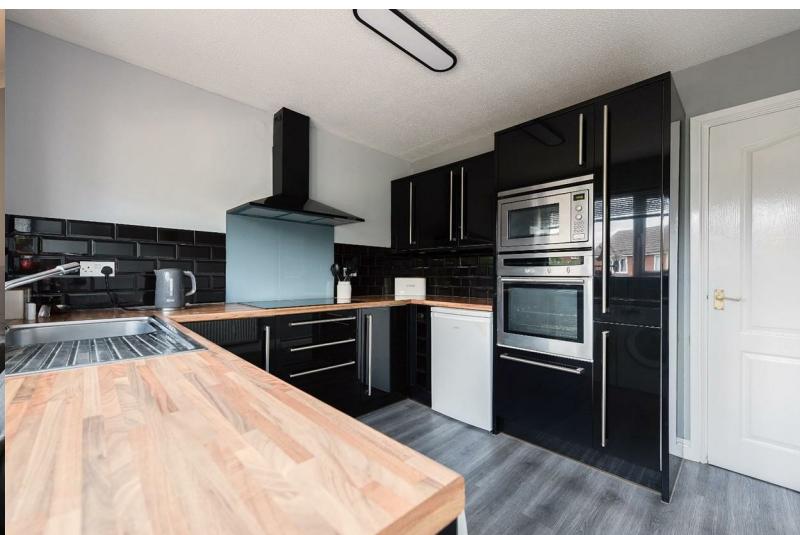




## 25 Old House Close

Hemingfield, Barnsley, S73 0QS

**Guide price £300,000**



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Nestled in the tranquil cul-de-sac of Old House Close in Hemingfield, Barnsley, this charming detached house offers a perfect blend of comfort and convenience. Built in 1993, the property boasts a spacious layout with two inviting reception rooms, ideal for both relaxation and entertaining guests.

The home features four generously sized double bedrooms, providing ample space for family living or accommodating guests. The recently fitted bathroom adds a touch of modern elegance, ensuring that your daily routines are both comfortable and stylish. Additionally, there is a second bathroom, which is particularly beneficial for larger families or those who enjoy hosting.

Parking is a breeze with space available for up to three vehicles, making it easy for you and your visitors. The location is particularly appealing, as it is close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away.

This property is not just a house; it is a wonderful family home that offers both space and convenience in a peaceful setting. Whether you are looking to settle down or invest, this delightful residence in Hemingfield is certainly worth considering.

## Entrance Hallway

External door into the hallway. Stairs to the first floor landing and doors into the Dining room, kitchen, WC and lounge. Built in storage cupboard.

## Dining Room

Front facing window. Space for a dining table and chairs or potential to be an office or play room.

## Lounge

Rear facing bay window. Feature fireplace with fire.

## WC

WC and sink Side facing window.

## Kitchen

Wall and base units with space for fridge freezer, washing machine, oven, hob with extractor fan and sink with drainer. Rear facing window and door onto the garden.

## First Floor Landing

built in storage cupboard and doors into the bedrooms.

## Bedroom One

Front facing windows. Space for a double bed and fitted wardrobes. Door into the en suite.

## En suite

Side facing window. WC, pedestal sink and bath with shower over.

## Bedroom Two

Rear facing window. Space for a double bed and fitted wardrobes.

## Bedroom Three

Rear facing window. Space for a double bed and fitted wardrobes.

## Bedroom Four

Front facing window. Space for a double bed and wardrobes.

## Bathroom

Side facing window. WC, vanity storage sink and bath with shower over.

## Garage

Up and over door. Power and lighting.

## Exterior

To the front of the property there is a driveway for two cars leading to the garage. To the rear of the property there is a low maintenance garden with several seating spots including a decked area, a patio and a pebbled section.



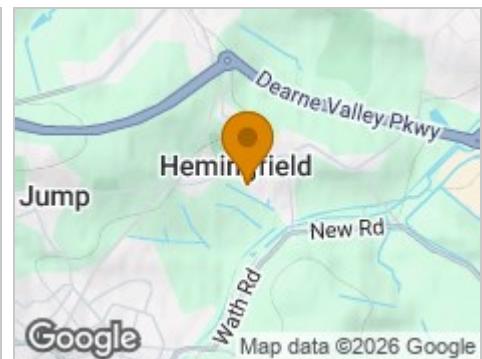
## Road Map



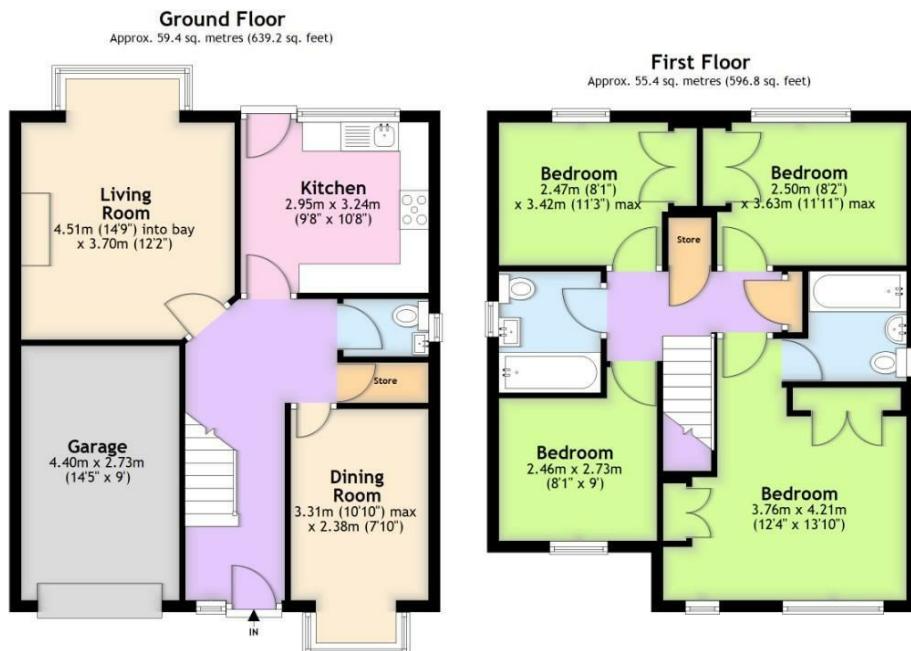
## Hybrid Map



## Terrain Map



## Floor Plan



Total area: approx. 114.8 sq. metres (1236.0 sq. feet)

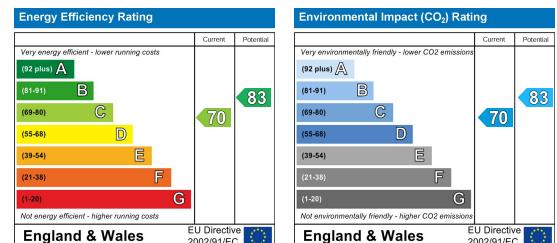
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

Plan produced using PlanUp.

## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.