



**Ash Road, Shafton, Barnsley, South Yorkshire,
S72 8QE**

Price
£119,995

Property Features

- TWO/THREE BEDROOM
- SEMI DETACHED
- BEAUTIFULLY PRESENTED
- GARAGE & OSP
- EARLY VIEWING ADVISED

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Adviser Today to Arrange a
Viewing!

Property Summary

OAKLEAF PROPERTIES are pleased to offer for sale this NICELY PRESENTED, TWO/THREE BEDROOM, SEMI DETACHED HOUSE in the popular Shafton area or Barnsley. There are bus stops close by and the nearest train station is just over three miles away. The nearest school is Shafton Primary School with Cherrydale Primary and the Outwood Academy are close by too. The house itself is beautifully presented, has two double bedrooms with a third smaller room which is currently used as a dressing room but could be used as a nursery or a study too. It would make an ideal first time buy, lovely smaller fam...

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Accommodation Briefly Comprises of:

Ground Floor Level

ENTRANCE

Entrance is in to a hallway which has stairs to the first floor level, doors to the lounge and the kitchen. Central heating radiator.

LOUNGE

The lounge has a window to the front elevation, double doors in to the dining area and there is coving to the ceiling.

DINING ROOM

The dining room has a central heating radiator and there are sliding patio doors leading in to the rear garden.

KITCHEN

The kitchen is fitted with a range of wall and base units with contrasting work surfaces. There is a built in electric oven with electric hob and extractor hood over, tiling to splashback areas, one and a half bowl sink unit with mixer tap and there is plumbing for an automatic washing machine. Door to the side elevation.

First Floor Level

LANDING

The landing gives access to all the bedrooms and the bathroom.

BEDROOM ONE

The main bedroom has a window to the front elevation, a central heating radiator and there are sliding mirrored door wardrobes.

BEDROOM TWO

The second bedroom is also a good sized double room, has a window to the rear elevation and has a central heating radiator.

DRESSING ROOM/BEDROOM THREE

The smallest bedroom is currently being used as a dressing room but could be utilised for a number of other uses. There is a window to the front elevation and a central heating radiator.

BATHROOM

The bathroom is fitted with a white, three piece suite which comprises of a panelled bath with shower over and shower screen, pedestal wash hand basin and a low level flush WC and there is a central heating radiator.

EXTERNAL

At the front and side of the property is a block paved drive providing off street parking for a number of vehicles. This leads to a garage at the rear of the property. The rear garden has a paved patio area, a grassed area and a concrete hard standing at the back.

Map

