



HODSONS



ASKING PRICE

£185,000

Maytree Close

Barnsley, S71 4GF

PROPERTY SUMMARY

Situated on the outskirts of this popular modern development in Royston, is this impressive TWO DOUBLE BEDROOM semi detached, with the usual gas fired central heating & PVCu double glazing. it comprises of entrance hall, ground floor cloakroom/WC, dining kitchen with built in appliances of double oven/grill, gas hob, fridge/freezer, dishwasher and washer - space for a dining table, lounge to the rear with patio doors, handy understairs storage, stairs and landing, half tiled modern house bathroom/WC with mixer shower, two double bedrooms, master with with boiler/airing cupboard. Two parking spaces to the front of the house plus on street where available. Intruder alarm with door sensors. Fully enclosed rear garden with lawn, patio & decking plus shed. Hive central heating system. Fitted blinds to most windows. Viewing essential.

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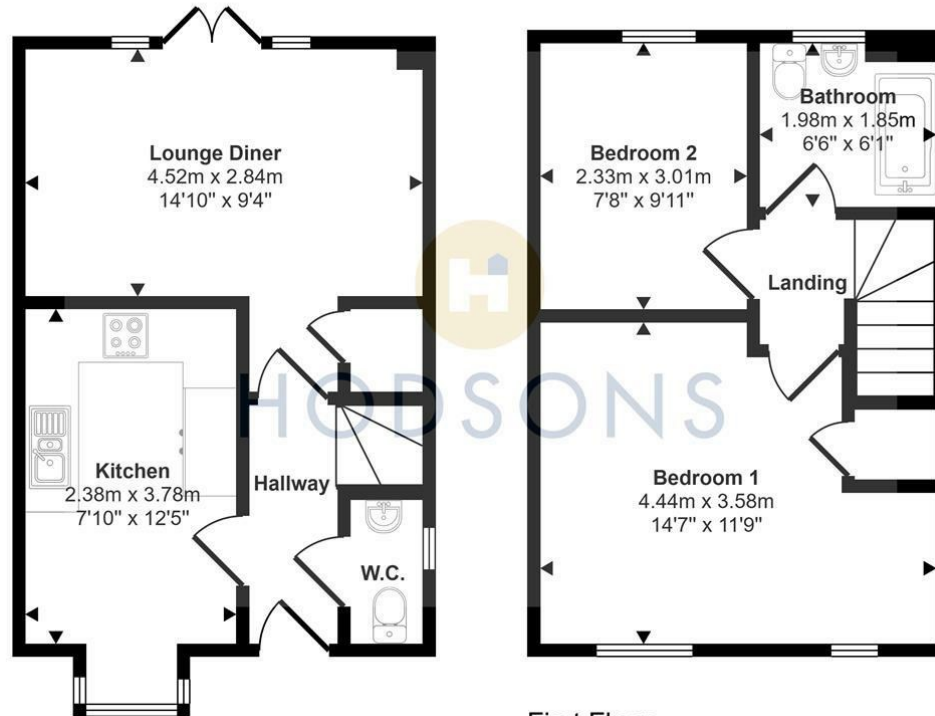








Approx Gross Internal Area
62 sq m / 662 sq ft



Ground Floor
Approx 31 sq m / 338 sq ft

First Floor
Approx 30 sq m / 324 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY

Barnsley

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

37-39 George Street
Wakefield
West Yorkshire
WF1 1LX

OFFICE DETAILS

01924 200544
wakefield@hodsonsproperty.co.uk
www.hodsonsproperty.co.uk