



6 Ryecroft Farm Close, South Hiendley, Barnsley, Yorkshire, S72 9BF

£350,000



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For Sale

STUNNING CORNER PLOT & OPEN FIELDS this attractive four bed detached house sits on an amazing plot that offers great gardens to the back & side. The owners have opened the space to best suit family life. The spacious hall opens to the dining kitchen which has bi-fold doors to the patio area and massive garden. You can move straight in, the decoration is good to go.

Entrance

Part glazed composite door.

Hallway

Stairs to first floor.

Lounge

Patio doors opening to rear garden. Two radiators. Window.

Open Plan Dining Kitchen

Fitted with a range of wall and base units with marble effect work surfaces. Inset sink unit. Space for range cooker. Built-in oven. Space for fridge/freezer. Plumbing and space for dishwasher. Radiator. Three windows. Bi- fold doors.

Utility Room

Fitted with unit with work surface over. Inset sink unit. Plumbing and space for a washing machine. Radiator. Extractor fan. Window. Part glazed door leading to rear garden.

Cloakroom

Fitted with wash hand basin and toilet. Radiator. Opaque window.

First Floor Landing

Window with open views. Access hatch to loft space. Storage cupboard.

Bedroom 1

Two double fitted wardrobes. Radiator. Window

En-suite Shower Room

Fitted with shower cubicle, wash hand basin and toilet. Radiator. Extractor fan. Opaque window.

Bedroom 2

Radiator. Window.

Bedroom 3

Radiator. Window.

Bedroom 4

Radiator. Window.

Family Bathroom

Fitted with bath with electric shower over, wash hand basin with vanity unit below and toilet. Radiator. Extractor fan. Opaque window.

Outside

To the front of the property is a driveway providing off street parking for several vehicles and leading to a detached double garage plus gate proving access to enclosed gardens.

To the side and rear of the property are enclosed gardens mainly laid to lawn with paved patios and open views.

Detached Double Garage

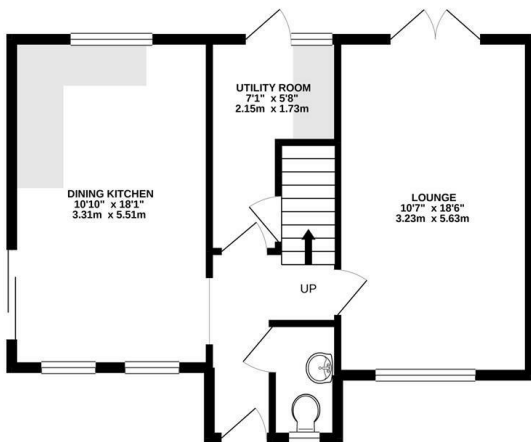
16 x 16

With pedestrian door to side and rear gardens. Electric door.

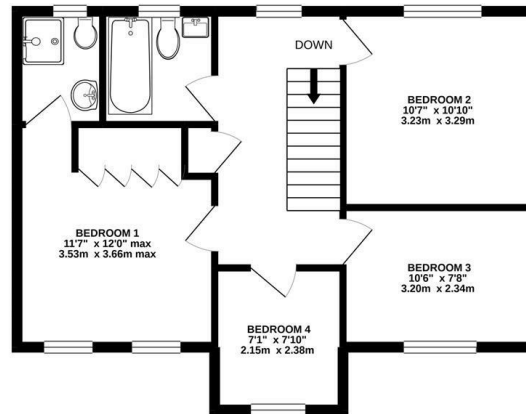
Additional Information

The owner of the property is related to the owners of Quantum.

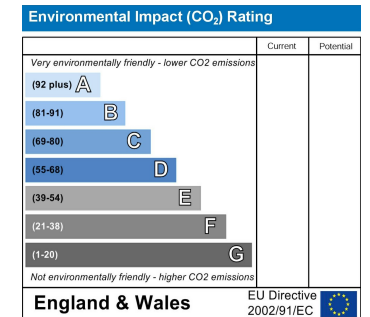
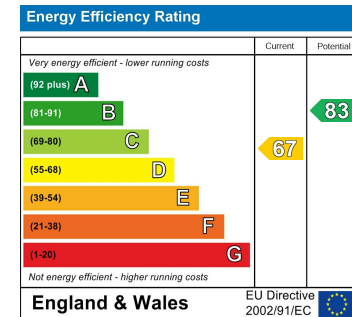
GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 1098 sq.ft. (102.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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