



2 Mylor Court, Barnsley, S71 2BY

Offers In The Region Of £200,000

Offered to the market with NO VENDOR CHAIN is this Well Presented TWO Bedroom Detached bungalow in the popular location of Monk Bretton Barnsley. The property briefly comprises of a kitchen, bathroom, Two double bedrooms, lounge diner, conservatory and detached garage with driveway. The property is a short drive to the town centre and ideally located for local amenities and public transport links.

Viewings are highly recommended to appreciate what this property has to offer call MERRYWEATHERS today to arrange your viewing on 01226 730850.

Entrance Hall



With a side facing UPVC entrance door, decorative coving to the ceiling and central heating radiator.

Lounge 18'4" x 14'5" reducing to 8'5" (5.60 x 4.40 reducing to 2.57)



With a rear facing UPVC window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset. the lounge also benefits from UPVC French doors to the conservatory.

Conservatory 9'5" x 12'9" (2.88 x 3.91)



Built upon a brick base with UPVC glazing to include a rear facing entrance door and enjoying views over the rear garden.

Kitchen 8'9" x 9'7" (2.68 x 2.93)



Set beneath the side facing UPVC double glazed window and incorporated into the roll edge work surface is a

stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. Featuring an electric oven with Induction hob and integrated dishwasher, with space and plumbing for an automatic washing machine. The kitchen also benefits from a central heating radiator.

Bedroom one 12'3" x 7'10" (3.75 x 2.40)



With a front facing UPVC window, decorative coving to the ceiling, central heating radiator and comprehensive fitted wardrobes.

Bedroom Two 8'5" x 9'8" (2.58 x 2.95)



With a front facing UPVC window, decorative coving to the ceiling, central heating radiator and comprehensive fitted wardrobes.

Bathroom 5'6" x 9'4" (1.68 x 2.87)



With a four piece suite comprising of a walk in shower, Jacuzzi bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External



The property occupies a generous plot featuring gardens to the front and rear with patio area and detached garage with driveway providing off road parking.

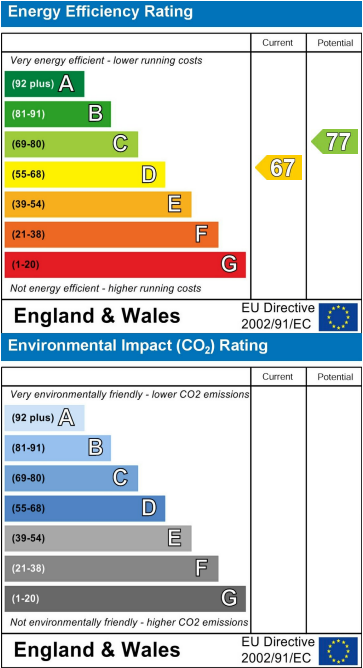
Floor Plan



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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