



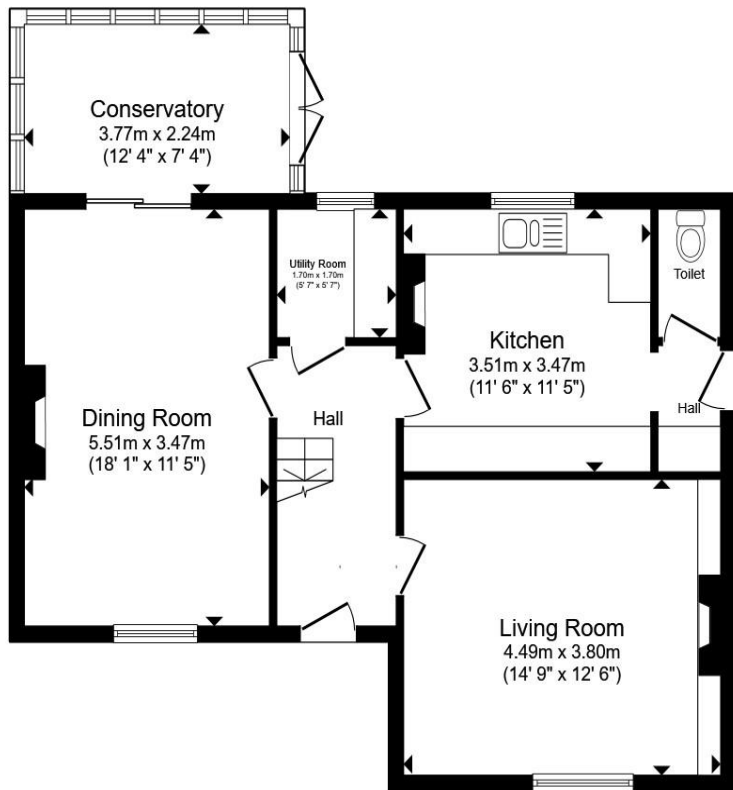
Knollbeck Lane, Brampton Barnsley S73 0TR

welcome to

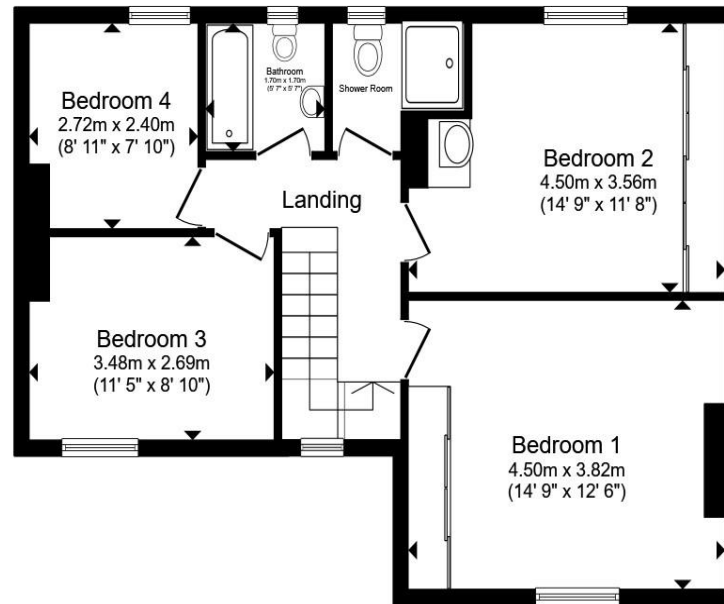
Knollbeck Lane, Brampton Barnsley

KNOLLBECK'S CALLING... WILL YOU ANSWER? Beautifully presented family home with spacious accommodation throughout, conservatory, en-suite, drive & garage. Boasting a generous garden with patio, fruit trees, sheds, outdoor power & water - perfect for entertaining or relaxing. CALL NOW!





Ground Floor



First Floor

Total floor area 135.8 m² (1,461 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Ground Floor:

Side Entrance

Entrance Hallway

Downstairs W.C

Lounge

Dining Room

Kitchen/Diner

Utility Room

Conservatory

1st Floor:

Landing

Bedroom One

Bedroom Two

En-Suite

Bedroom Three

Bedroom Four

Bathroom

Separate W.C

Side Porch

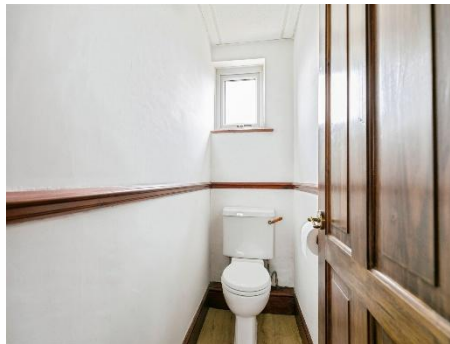
welcome to

Knollbeck Lane, Brampton Barnsley

- 4 bedroom semi detached family home. EPC D.
Council Tax A
- Popular location - excellently placed for amenities, schools, shops, transport/motorway links & Cortonwood Retail Park
- Beautifully presented throughout
- Spacious & versatile - lounge, dining room, conservatory, kitchen, utility
- Downstairs W.C, en-suite & family bathroom

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB118724



Property Ref:
MXB118724 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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