



Highfield Road, Greasbrough

Guide Price: £215,000 to £220,000



- Three Bedroom Semi-Detached Bay Window Home
- Two Reception Rooms
- Quiet, No Through Road Position, Paved Driveway
- No Onward Chain
- Fully Reurbished throughout
- Extended Velux Window Kitchen, Utility Room & WC
- New Double Glazed Windows and UPVC Front Door
- Sweeping Views to rear

Offered with **NO ONWARD CHAIN**, this beautifully extended and fully refurbished three-bedroom semi-detached home is located on a peaceful no-through road in the sought-after area of Greasbrough. With sweeping open-field views to the rear and modern interior throughout, this is a perfect property for **GROWING FAMILIES** or **FIRST TIME BUYERS**. It is conveniently located within walking distance of local shops, highly regarded schools, scenic nature trails, has excellent transport links and is just a short drive from Parkgate Shopping Complex.

The ground floor offers a welcoming entrance hall with bespoke under-stairs storage which has been thoughtfully designed, maximising space and functionality. Through the first door you will find a spacious Dining room with Bay Window, a separate Lounge which benefits from a Stylish Log Burner adding both character and warmth. The modern kitchen is a standout feature, enhanced by Velux windows that flood the space with natural light, with a neutral fitted Kitchen and integral appliances including a Built in oven and gas hob, while a separate utility room and convenient downstairs WC add to the home's practical appeal.

Upstairs, you'll find three well-proportioned bedrooms with recently fitted carpets, and a modern family bathroom complete with bath and shower over. Every room has been tastefully decorated and finished to a high standard, reflecting the quality of the recent refurbishment.

To the rear the property benefits from a private lawned garden, with a patio area providing a peaceful retreat. There is also useful outbuilding providing handy storage space. The front of the home features a paved driveway offering ample off-road parking and side gate access.

This immaculate home combines generous living space, a quiet yet convenient location, and beautiful surroundings—making it a fantastic choice for **MODERN FAMILY LIVING**.

Viewings by APPOINTMENT ONLY!*





GROUND FLOOR
626 sq ft (58.1 sq m.) approx.

1ST FLOOR
490 sq ft (45.6 sq m.) approx.



TOTAL FLOOR AREA: 1116 sq ft (103.7 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. The particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

**** CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website www.bartons-net.co.uk/links**