

Hollybush Avenue, Ingleby  
Barnsley



£375,000

**IH** INGLEBY HOMES









This outstanding family property boasts an impressively large plot which delivers extensive rear gardens, and generous side space which lends itself to any permitted extension works, or simply ideal for housing the family caravan - being approached from an additional side block-paved drive, with a further double-width block-paved drive that approaches the double garage, all of which are certainly features that will prove attractive to many.

Whilst the fabulous external aspects are sure to impress, the internal qualities, terrific standard, and spacious accommodation should not be overlooked. 'Turn Key' ready and immaculately presented, whilst the quality is illustrated clearly with features such as the 'Courts' fitted kitchen, 'Courts' fitted bedroom/study furniture and the 'HS Interiors' stylish 'four piece suite' family bathroom with a 'Duravit' suite, and 'Hansgrohe' fittings. Space is abundant on the extended ground floor which brings a welcoming entrance lobby, cloakroom/WC, bay fronted lounge - with double doors adjoining the dining room, which in-turn is open-plan to the garden room. The quality fitted kitchen/breakfast room enjoys a feature 'Range' cooker, granite surfaces and 'Americana' style fridge freezer, and has a generous fitted laundry/utility off.

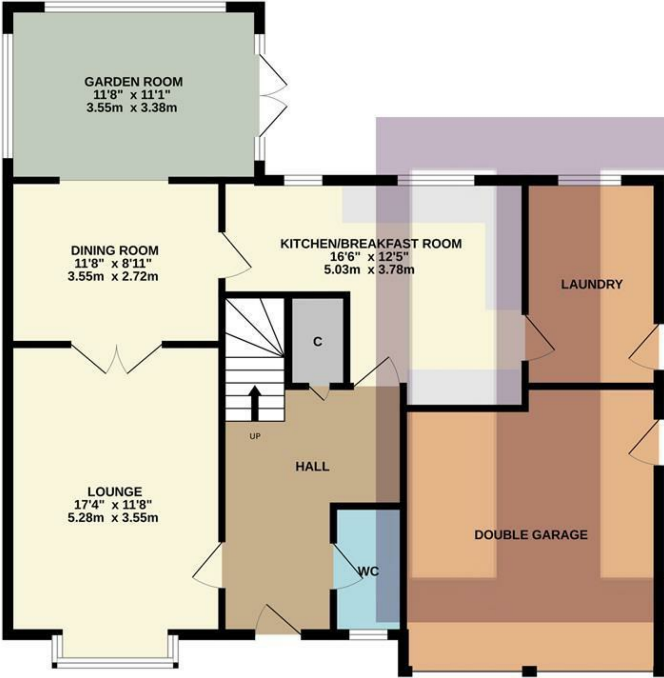


The first floor is occupied by the afore mentioned, superb family bathroom, and four double bedrooms, 'Master' with modern ensuite and fitted robes, a feature repeated in bedroom two, whilst the fourth bedroom enjoys quality fitted study furniture.

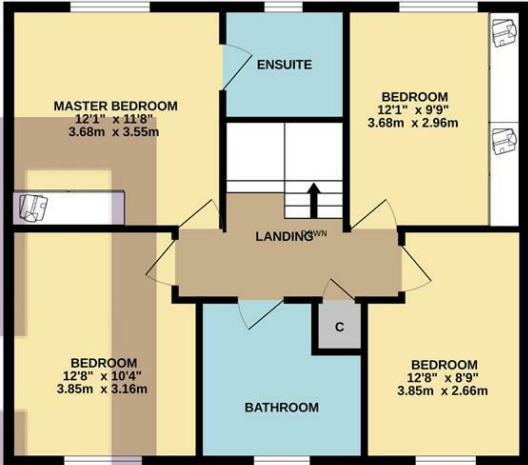
The extensive gardens brings well-tended lawns, an incredibly large, shaped patio and path, a large shed with power that could provide an ideal home office, gym, or garden bar, with various established shrubs and greenery. The unusually generous side-space lends itself to further extension, subject to any necessary permissions - or the perfect spot to sit the extra vehicles, camper or caravan. Ingleby Homes recommended.

# The Layout

GROUND FLOOR  
1042 sq.ft. (96.8 sq.m.) approx.



1ST FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 1736 sq.ft. (161.3 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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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
Current			Current		
Potential			Potential		
71			84		

# The Location



Council Tax Band: E  
Tenure: Freehold





- An outstanding, large family home of impressive quality
- Envious plot with especially extensive gardens and double garage
- Two separate block-paved drives, generous side space which lends itself to extension
- Superb 'Courts' fitted kitchen and bespoke fitted study furniture
- Stylish 'HS Interiors' four-piece suite family bathroom
- Large, extended ground floor with plenty of living space and flexibility
- A rare purchase opportunity





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