



## 1 Hall Gardens, Brierley, Barnsley, S72 9FF

This amazing Grade II listed, period property is certainly worthy of an internal inspection.

The property briefly comprises living room, kitchen with breakfast nook, stunning dining room, utility room, 6 double bedrooms, 3 bathrooms, BUT and this is a big BUT, the buyer will be able to have a hand in choosing the new kitchen and bathrooms. Double garage, Parking and low maintenance garden too. What more could you ask for?

This property is truly one of a kind and will have that new interior feel whilst being an extremely well established property which boasts local history.

To find out more check out the video and floor plans. \*Book your viewing now to avoid disappointment\*


Viewings - Strictly by appointment with Kestrel Estates

Terms and conditions apply re the internal finishes to the property.

**£875,000**

- Stunning 6 Bed Grade 2 Listed Home
- Once in a lifetime opportunity to own a property like this
- Set Over 3 Floors
- Spacious Living Accommodation
- 6 Double Bedrooms, 3 Bathrooms
- Must see to appreciate the space on offer
- Double Garage and Parking
- NO CHAIN
- \*\*Get in touch today to find out more\*\*
- \*Photos are artists impressions\*



| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            | 81  | 83        |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |