

# HUNTERS<sup>®</sup>

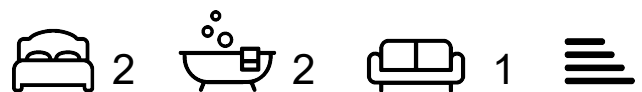
HERE TO GET *you* THERE



## Kingfisher Drive

Barnsley, S73 0UX

Offers In The Region Of £86,000



Council Tax:



# 43 Kingfisher Drive

Barnsley, S73 0UX

Offers In The Region Of £86,000



## Lounge

14'1" x 16'9" (4.3 x 5.1)

The lounge provides fitted carpets, a wall mounted electric radiator and a PVCu double glazed window.

## Bedroom One

9'10" x 13'1" (3 x 4)

The first bedroom provides fitted carpets, a wall mounted electric radiator and a PVCu double glazed window.

## En-Suite

Leading from the first bedroom is the en suite offering a three piece suite comprising a low flush WC, pedestal wash hand basin and step in shower cubicle. Also with vinyl finished flooring.

## Bedroom Two

7'3" x 11'10" (2.21 x 3.61)

The second bedroom provides fitted carpets, a wall mounted electric radiator and a PVCu double glazed window.

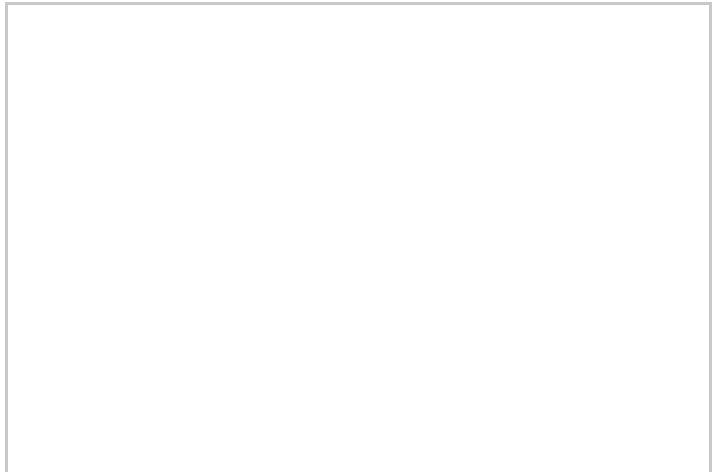
## Kitchen

6'11" x 10'6" (2.11 x 3.2)

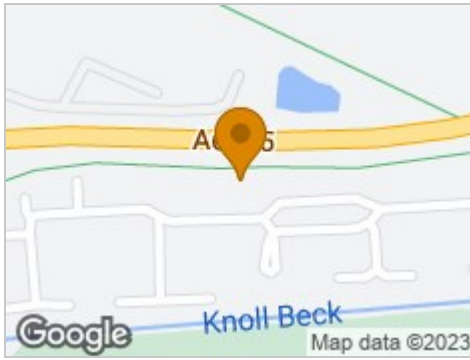
The kitchen is fitted with wall and base units with integral appliances that include an electric oven, four ring electric hob with extractor fan over, space for washer/dryer fridge/freezer and inset sink and drainer with mixer tap. Also with vinyl finished flooring and a wall mounted electric radiator.

## Bathroom

The bathroom features a three piece suite including a low flush WC, pedestal wash hand basin and panel bath. Also with vinyl finished flooring and an electric radiator.



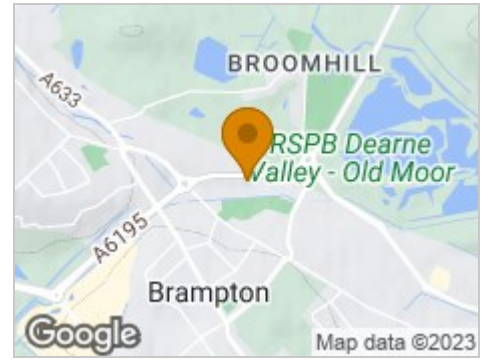
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Barnsley Office on 01226 447155 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.