



## Kingwell Road, Barnsley

Hunters are excited to introduce to the market this spectacular modern accommodation stationed in Worsbrough, Barnsley. Providing gas central heating and PVCu double glazing throughout, this spectacular detached property comprises a lounge, open plan kitchen dining, family bathroom, three bedrooms which two share an open plan en suite bathroom and south facing front and rear gardens. Along with the additional benefits of a shared driveway, a large off road parking area and overall the stunning views. This is a must view property to really appreciate the quality. Contact Hunters to arrange your viewing.

**Offers In Excess Of £350,000**



# Kingwell Road, Barnsley

## DESCRIPTION

### Kitchen/ Diner

23'7" x 17'0"

Entering the property through a PVCu double glazed door straight into the modern open plan kitchen dining room which has been fitted with a range of wall and base units featuring integral appliances which include a double electric oven, hob with extractor fan, dishwasher, fridge and freezer. Also offering a feature stone fireplace with a gas fire, log burner, LED spot lighting to the ceiling.

### Lounge

23'3" x 20'11"

The lounge provides a wall mounted gas fire, LED spot lighting to the ceiling, PVCu double glazed French style doors accessing the rear garden, fitted carpets, two wall mounted radiators, two PVCu double glazed windows and a TV point.

### Bedroom one

23'3" x 14'9"

The modern master bedroom provides LED spot lighting to the ceiling, two wall mounted radiators, five PVCu double glazed windows and a TV point.

### En suite

Open plan to master bedroom is the en suite bathroom featuring a white three piece suite comprising a low flush WC, vanity wash hand basin and Verona freestanding bath with LED spot lighting to the ceiling.

### Bathroom

The fully tiled family bathroom offers a three piece suite including a low flush WC, vanity was hand basin and panelled bath with shower overhead. With a PVCu double glazed window and wall mounted radiator.

### Bedroom two

19'8" x 14'9"

The open plan second bedroom provides a victorian fire, integral wardrobes to one wall, LED spot lighting to the ceiling, fitted carpets, two wall mounted radiators and PVCu double glazed window.

### Bedroom three

7'10" x 9'2"

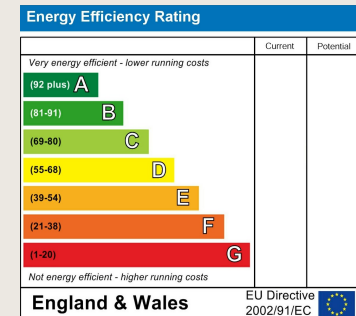
The third bedroom offers integral wardrobes along one wall, fitted carpets, a wall mounted radiator and PVCu double glazed window.





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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