



## St. Pauls Road, Barnsley

Hunters are excited to introduce to the market this incredible extended four-bedroom detached property situated within walking distance of the Barnsley town centre and Barnsley Hospital. The modern design of this property flows throughout each room. The property briefly comprises of an Entrance Hall, downstairs W/C, a large open plan lounge/ kitchen/ diner, separate reception, four good size bedrooms, two bathrooms and an integral garage. Call Hunters estate agents today to arrange an internal viewing.

**Offers In Excess Of £350,000**





# St. Pauls Road, Barnsley

## DESCRIPTION

### Entrance hall

### W/c

### Kitchen/ Diner

20'11" x 12'1"

The kitchen is fitted with a range of wall and base units featuring integral appliances that include a double oven, microwave, four ring gas hob with extractor fan over, an inset sink and drainer with mixer tap over, LED spot lighting to the ceiling, laminate flooring, a wall mounted radiator and a front facing PVCu double glazed window.

### Lounge

20'11" x 9'6"

Open plan from the Kitchen/ Diner is the lounge area which is fitted with laminate flooring and a wall mounted radiator.

### Reception room

18'0" x 14'1"

The reception room is fitted with carpets, a wall mounted radiator, a rear facing PVCu window and PVCu French allowing access to the private rear garden.

### Bedroom one

9'2" x 13'5"

Bedroom one is fitted with carpets, a wall mounted radiator, PVCu window and provides access to the En suite.

### Family bathroom

### En suite

### Bedroom two

12'1" x 11'1"

Bedroom two includes laminate flooring, a wall mounted radiator and PVCu window.

### Bedroom three

9'10" x 11'5"

Bedroom three includes carpeted flooring, a wall mounted radiator and PVCu window.

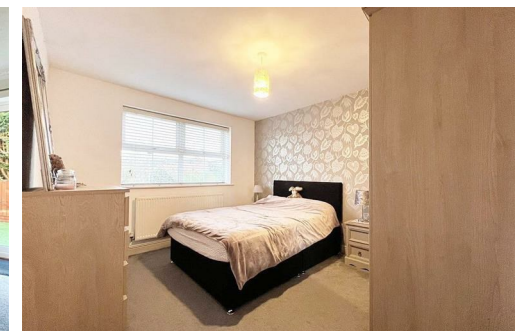
### Bedroom four

7'6" x 7'10"

Bedroom three includes carpeted flooring, a wall mounted radiator and PVCu window.

### External

To the front of this detached family home is off street parking for approximately four cars and allows access to the integral garage. The private rear garden is mostly AstroTurf.

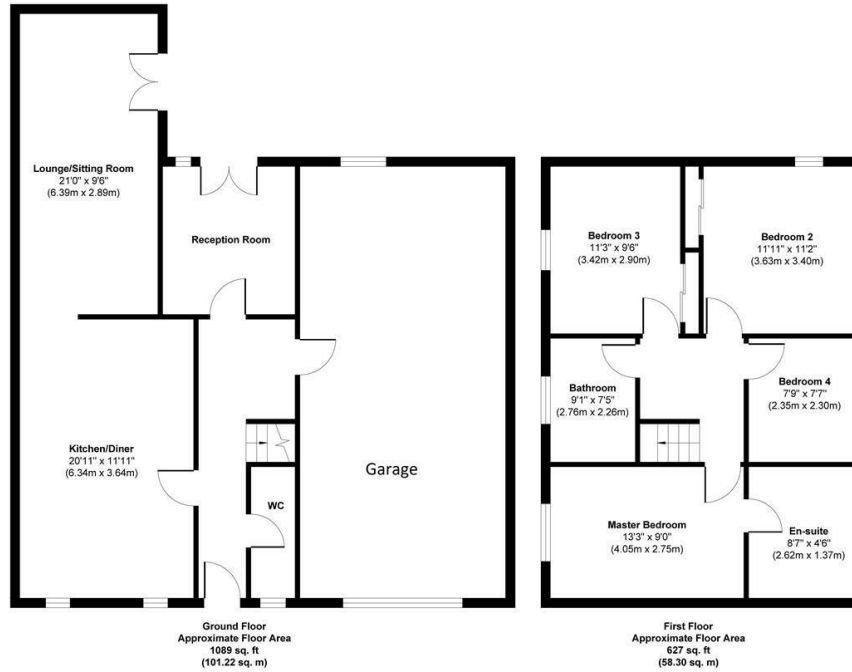








## St Pauls

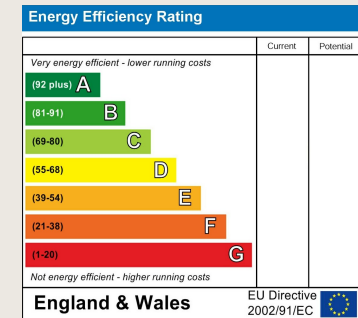


**Approx. Gross Internal Floor Area 1716 sq. ft / 159.52 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## 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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