



Towngate, Barnsley S75 4SW

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



## Towngate, Barnsley S75 4SW

A rare opportunity to acquire this extended, brick built home in one of South Yorkshires most sought after locations, Silkstone, Barnsley. The area of Silkstone is surrounded by beautiful countryside and local amenities such as Silkstone Cricket club a number of local pubs and restaurants with the further benefit of being within the catchment area of Penistone Grammar school. This unique property oozes character and charm, whilst being sympathetically maintained to the highest standards by its current owners. The private driveway of this impressive home offers a country setting from the front elevation. Briefly comprises:

Entrance hallway, w/c, study, kitchen, sitting room, dining room, utility, lounge, four bedrooms (master en-suite) and a house bathroom. Externally the property has beautifully landscaped gardens, plus a double width driveway leading to a garage/ storage room. The property is peacefully located, nestled on the edge of the village of Silkstone offering good local schools and only a short drive to the motorway.

Call Hunters Barnsley to arrange a viewing today.





**Entrance hall**

**Lounge**

10'9" x 19'0"

**Kitchen**

14'1" x 8'2"

**Utility**

**Sitting room**

11'9" x 10'9"

**Dining room**

10'9" x 9'10"

**Study**

9'2" x 8'10"

**W/C**

**Landing**

**Bedroom one**

11'5" x 11'5"



**En suite**

7'10" x 3'11"

**Bedroom two**

13'1" x 9'10"

**Bedroom three**

12'5" x 10'9"

**Bedroom four**

8'10" x 9'2"

**Family bathroom**

8'2" x 8'2"

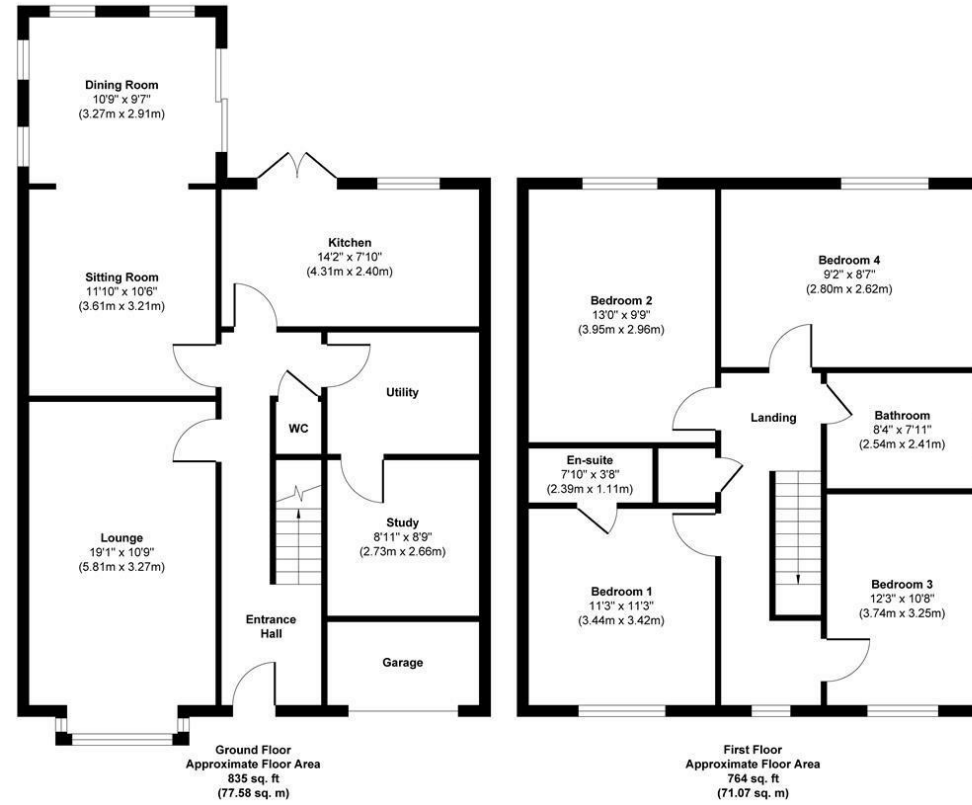
**Garage/ Storage**





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. 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.

## Towngate



**Approx. Gross Internal Floor Area 1599 sq. ft / 148.65 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(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

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Barnsley -

01226 447155 <https://www.hunters.com>

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