

HUNTERS[®]

HERE TO GET *you* THERE

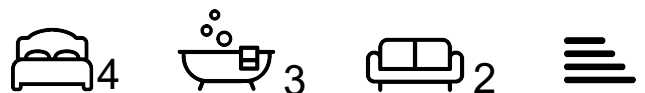


Folly Way

Barnsley, S71 2SP

Price Guide £350,000

GUIDE PRICE £350,000 TO £375,000



BEAUTIFUL FAMILY HOME!

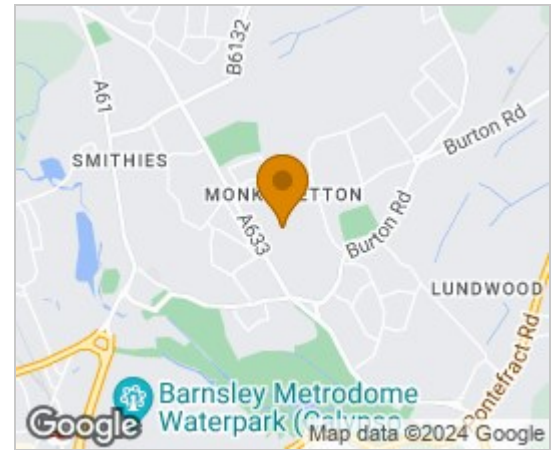
A rare opportunity to acquire this wonderful brick built home in one of South Yorkshires most sought after locations, Monk Bretton, Barnsley. The area of Monk Bretton is surrounded by beautiful countryside and local amenities such as shops, schools and a number of local pubs and restaurants. This unique property oozes character and charm, whilst being sympathetically maintained to the highest standards by its current owners. This impressive home offers a country setting to the rear elevation. Briefly comprises: Entrance hallway, kitchen/ dining room, utility room, w/c, lounge, four double bedrooms, two en-suites and a family house bathroom. Externally the property has beautifully landscaped gardens, plus a double width driveway leading to the garage. The property is peacefully located, nestled on the edge of the village of Monk Bretton offering good local schools and only a short drive to the motorway.

CALL HUNTERS BARNSELY TODAY!



Entrance hall 10'2" x 6'6" (3.1m x 2m)
 Lounge 14'9" x 11'5" (4.5m x 3.5m)
 Kitchen/ Dining room 27'2" x 10'9" (8.3m x 3.3m)
 Utility 5'10" x 3'11" (1.8m x 1.2m)
 Garage 17'4" x 8'6" (5.3m x 2.6m)
 w/c
 Landing
 Bedroom one 13'5" x 11'5" (4.1m x 3.5m)
 En-suite 7'2" x 6'10" (2.2m x 2.1m)
 Bedroom two 12'9" x 10'5" (3.9m x 3.2m)
 En-suite 3'11" x 7'2" (1.2m x 2.2m)
 Bedroom three 13'1" x 7'6" (4m x 2.3m)
 Bedroom four 13'1" x 7'6" (4m x 2.3m)
 Family bathroom

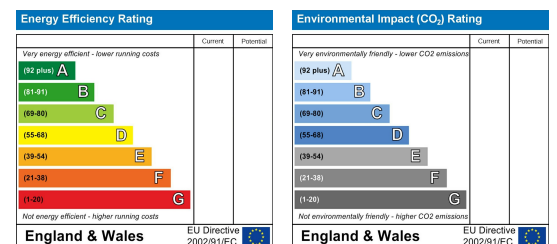
Area Map



Floor Plans



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.