

# HUNTERS®

HERE TO GET *you* THERE

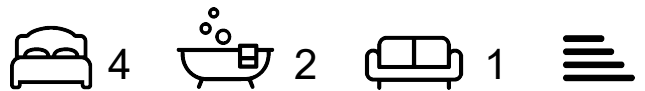


## St. Helens Avenue

Barnsley, S71 2AX

Offers Over £290,000

TAKE A LOOK AT THE GARDEN!



Hunters are excited to welcome this absolutely stunning four bedroom detached property situated in Barnsley, South Yorkshire. With a variety to do within easy reach of local pubs, restaurants and shops. Ideally close to local schools and providing easy access to the M1 network. This beautiful detached home also comes with the further benefits of double glazing throughout, gas central heating, off street parking a detached garage and outbuilding in the garden.

The property itself briefly accommodates an entrance hall, lounge, kitchen/ diner, downstairs w/c, four double bedrooms, a family bathroom and ensuite leading from the master bedroom. The rear of this property is larger than most plots on the estate and has been extensively landscaped. CALL HUNTERS BARNESLEY TO VIEW!



Entrance

w/c

Lounge 15'8" x 10'5" (4.8m x 3.2m)

Kitchen/ dining room 15'8" x 14'5" (4.8m x 4.4m)

Dining room 9'10" x 9'10" (3m x 3m)

Landing

Bedroom one 9'2" x 9'10" (2.8m x 3m )

En suite

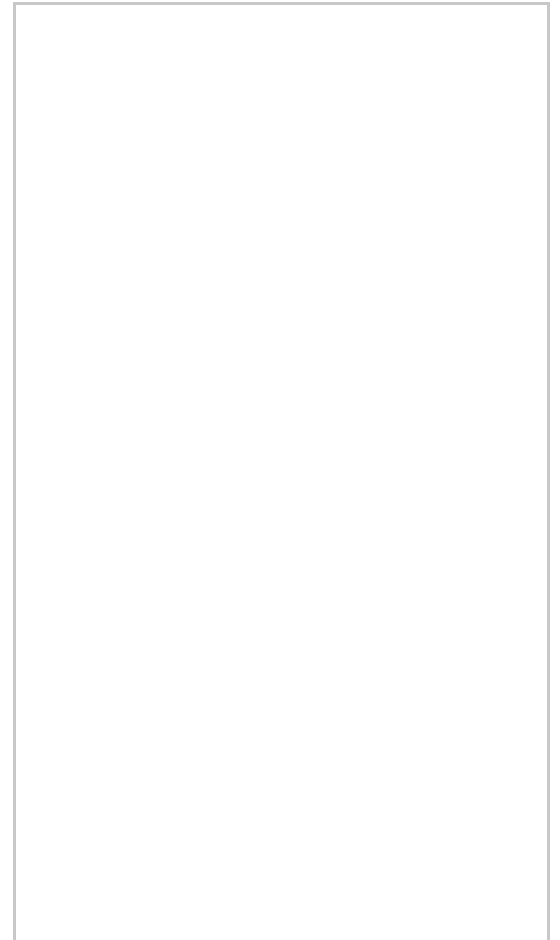
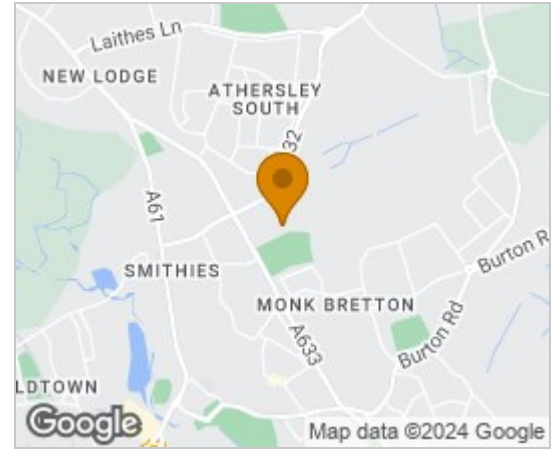
Bedroom two 14'1" x 9'2" (4.3m x 2.8m)

Bedroom three 9'2" x 13'1" (2.8m x 4m)

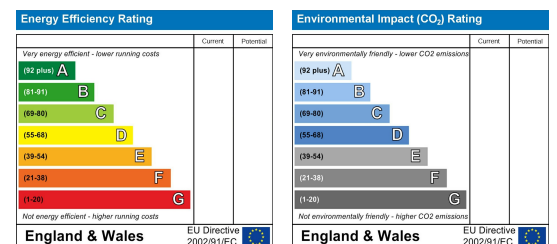
Bedroom four 8'2" x 9'2" (2.5m x 2.8m)

Family bathroom

## Area Map



## 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.

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