



HUNTERS[®]
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12 Genoa Close, Darfield, Barnsley, S73 9RJ

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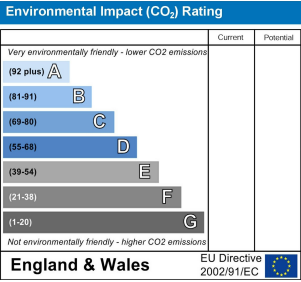
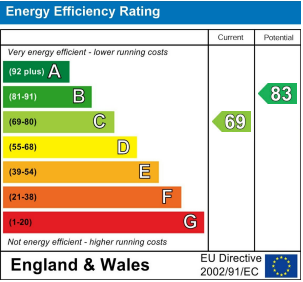
£290,000

LARGE GARDEN AND EXTENDED PROPERTY

Hunters are privileged to welcome to the market this well presented, spacious two double bedroom, extended, detached bungalow. Situated in the sought after location of Darfield, offering access to local amenities such as shops, schools and a number of local pubs and restaurants. This cosy home is accompanied by an attractive rear garden that you can admire from either the modern sun room or the tranquil patio seating area that is surrounded by alluring greenery. Internally the property comprises; a kitchen, a generously sized living room, a dining room, two double bedrooms, a family bathroom and a sun-room to the rear elevation. Externally this property offers a low maintenance garden to the front, a private driveway, a generously sized well maintained rear garden and a detached garage.

Call Hunters today to arrange your viewing.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155
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Kitchen

13'9" x 8'6"

Hallway**Dining room**

13'11" x 9'2"

Lounge

17'8" x 12'1"

Bedroom one

11'8" x 10'7"

Bedroom two

9'0" x 7'7"


Bathroom

5'5" x 8'9"

Sunroom

10'11" x 12'2"

Garage

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.









