



HUNTERS[®]
HERE TO GET *you* THERE

3 2 1

A set of white line-art icons on a dark background. From left to right: a bed icon followed by the number '3', a bathtub icon followed by the number '2', and a sofa icon followed by the number '1'. To the right of these is a three-line menu icon.

Eshlands Brook, Barnsley

Guide Price £220,000



GUIDE PRICE £220,000 TO £230,000

Welcome to this charming family home located in the picturesque area of Eshlands Brook, Barnsley. This delightful house boasts a spacious layout with 1 reception room, 3 cosy bedrooms, and 2 modern bathrooms, making it the perfect setting for family living.

As you step inside, you are greeted by a welcoming entrance hall that leads you to a comfortable lounge, ideal for relaxing evenings with loved ones. The kitchen/dining room is a focal point of the house, offering a space where delicious meals and precious memories can be shared.

The property sits on a large corner plot, providing ample outdoor space for children to play or for hosting summer gatherings. With a double driveway, parking will never be an issue for you or your guests.

The house is designed with a contemporary touch throughout, ensuring a stylish and comfortable living environment. The en suite in the master bedroom adds a touch of luxury, while the family bathroom caters to the needs of the whole household.

If you are looking for a modern family home in a tranquil location, this property ticks all the boxes. Don't miss the opportunity to make this house your own and create lasting memories in this wonderful abode.

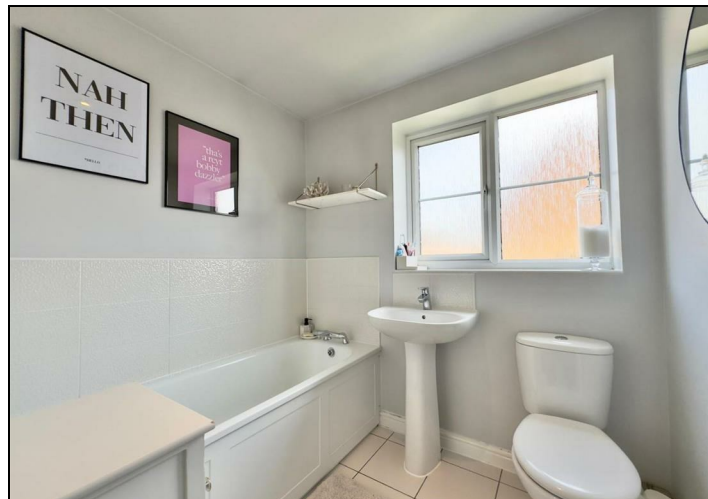
1-3 Church Street, Barnsley, South Yorks, S70 2AB | 01226 447155
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KEY FEATURES

- LARGE CORNER PLOT
- MODERN FAMILY LIVING
- DOUBLE DRIVEWAY
 - LARGE GARDEN
- TWO BATHROOMS
- THREE BEDROOMS





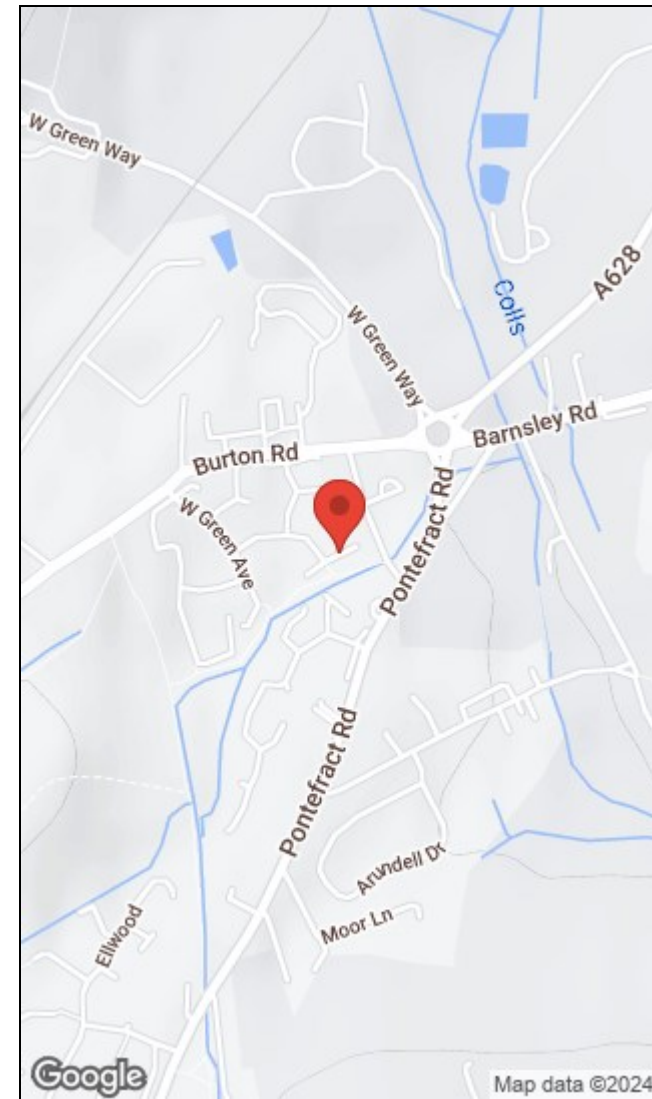


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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