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1 Villa Court Hunningley Close, Barnsley, Yorkshire, S70 3DP

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£340,000

Welcome to this charming four-bedroom detached family home located in the desirable area of Hunningley Close, Barnsley. As you step into the property, you are greeted by a spacious entrance hall that leads to two inviting reception rooms - a cosy lounge and a formal dining room, perfect for entertaining guests or relaxing with your family.

The property boasts a well-equipped kitchen where you can unleash your culinary skills and a delightful conservatory that offers a tranquil space to enjoy your morning coffee or unwind with a good book. With two bathrooms, the morning rush will be a thing of the past in this lovely home.

The property includes four generously sized bedrooms, providing ample space for a growing family or accommodating guests. The large private garden is a hidden gem, ideal for summer barbecues, gardening enthusiasts, or simply enjoying the fresh air.

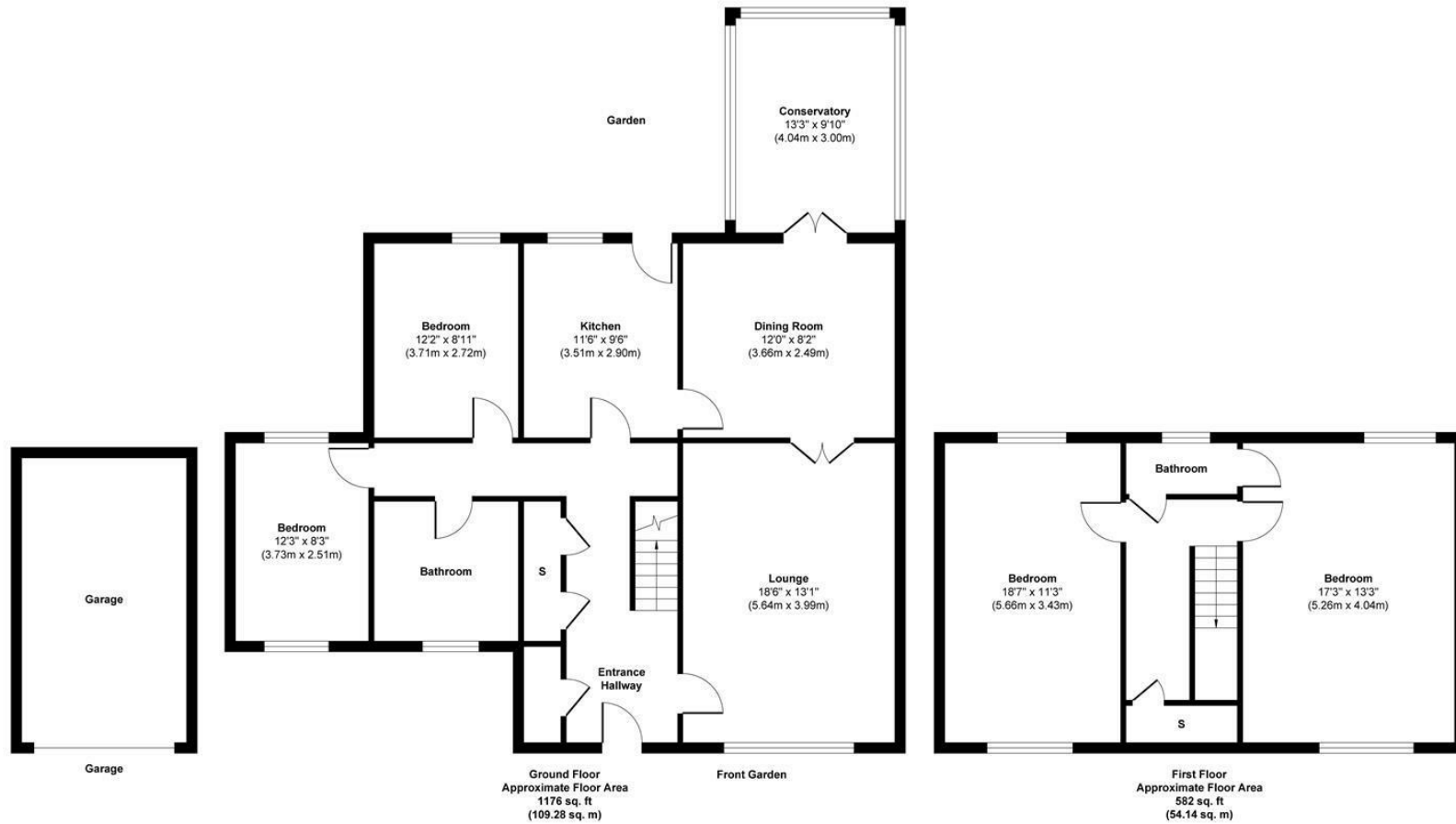
Convenience is key with off-street parking and a detached garage, ensuring that you never have to worry about finding a parking spot or having enough storage space.

Don't miss out on the opportunity to make this delightful property your new home. Book a viewing today and envision the endless possibilities that this charming home has to offer.

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# Hunningley Close



**Approx. Gross Internal Floor Area 1758 sq. ft / 163.42 sq. m (Excluding Garage)**

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

Produced by Elements Property

Energy Efficiency Rating		
	Current	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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**Entrance hall**

**Lounge**

18'8" x 13'1"

**Dining room**

8'2" x 12'1"

**Conservatory**

13'5" x 9'10"

**Kitchen**

9'6" x 11'5"

**Bedroom**

12'5" x 8'2"

**Bedroom**

9'2" x 12'5"

**Family bathroom**

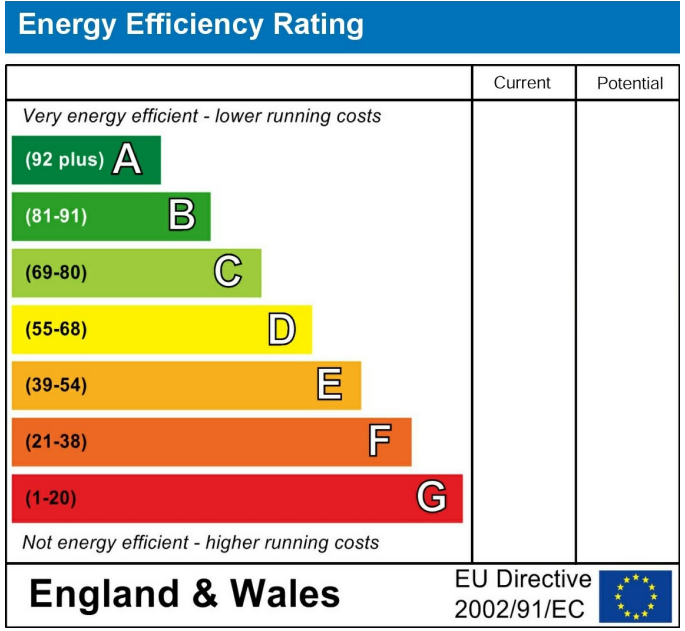
**Bedroom**

13'5" x 17'4"

**Bedroom**

11'5" x 18'8"

**Bathroom (Jack and Jill)**



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.

















