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28 Raley Drive, Barnsley, S75 1FL

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Offers In Excess Of £330,000

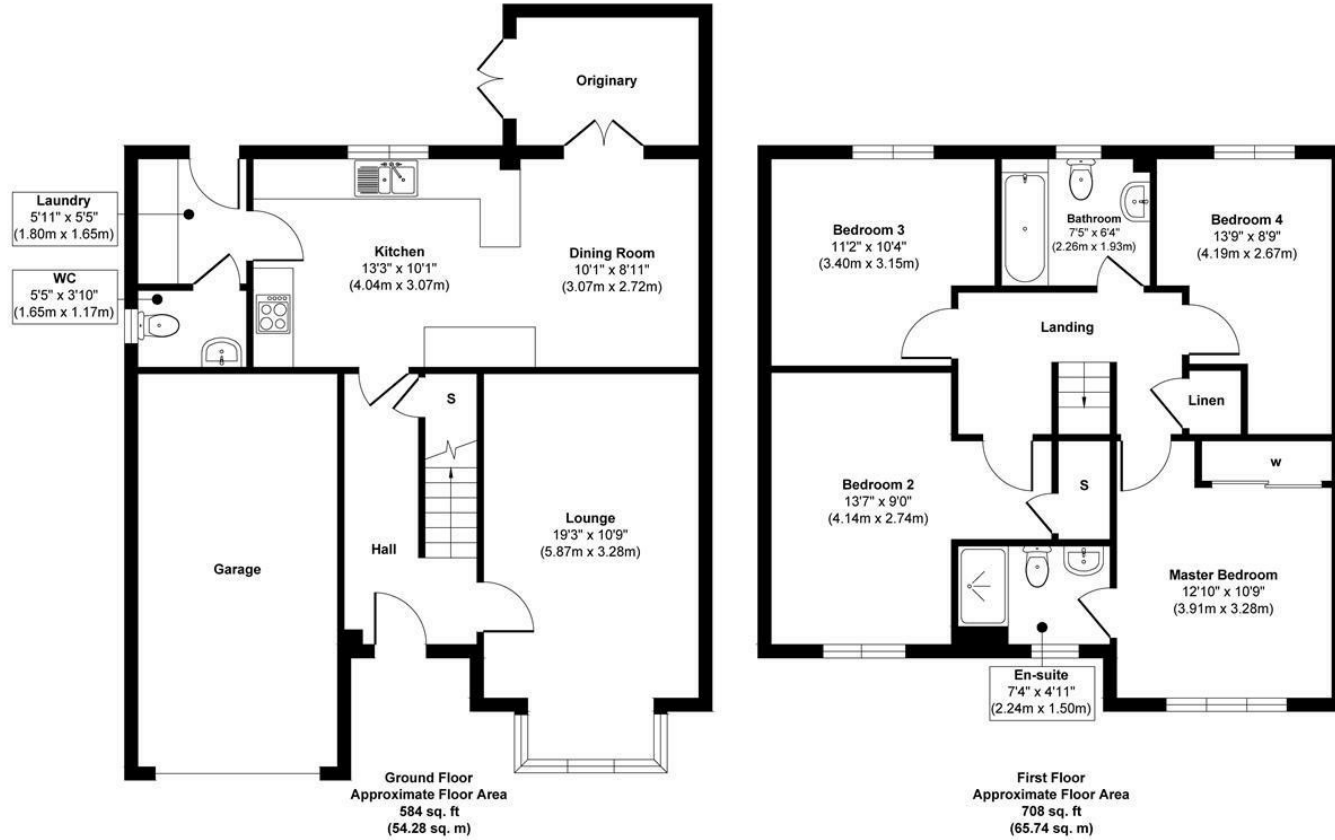
Welcome to this stunning four-bedroom detached house located on Raley Drive in the charming town of Barnsley. This property boasts two spacious reception rooms, perfect for entertaining guests or relaxing with family. With four bedrooms and two bathrooms, there is ample space for a growing family or those who enjoy having extra room for guests.

Situated on a generous plot, this extended property offers plenty of space both inside and out. The large private garden is ideal for outdoor activities, gardening, or simply enjoying a cup of tea on a sunny day. Additionally, the off-street parking and large garage provide convenience and security for your vehicles.

Whether you're looking for a family home with room to grow or a property with space to entertain, this house on Raley Drive has it all. Don't miss out on the opportunity to make this house your home and enjoy the peaceful surroundings of Barnsley.

Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155
barnsley@hunters.com | www.hunters.com

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Approx. Gross Internal Floor Area 1292 sq. ft / 120.02 sq. m

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) 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	

ENTRANCE HALL

Welcomed into the property via the composite entrance door into the hall with modern laminate flooring, stairs rising to the first floor with fitted carpets, a beneficial under stairs storage cupboard, a wall mounted radiator and access to rooms on the ground floor.

WC

3'10" x 5'5"

Offering a low flush WC, pedestal wash hand basin, a wall mounted radiator and an elevated PVCu double glazed window.

LOUNGE

19'3" x 10'9"

The lounge provides fitted carpets, a wall mounted radiator and a PVCu double glazed bay window to the front elevation.

KITCHEN

10'1" x 13'3"

The kitchen is fitted with a range of modern wall and base units featuring integral appliances that includes an electric oven, four ring electric hob with extractor fan over, fridge, freezer and an inset sink and drainer with mixer tap over. Also with under cabinet lighting, modern laminate flooring, a wall mounted radiator and a rear facing PVCu double glazed window.

DINING AREA

10'1" x 8'11"

The dining area provides laminate flooring, a wall mounted radiator and access to the conservatory via PVCu double glazed sliding doors.

CONSERVATORY

The half brick half PVCu conservatory provides tiled flooring, LED spot lighting to the ceiling and access to the rear garden via the PVCu double glazed French style patio doors.

BATHROOM

6'4" x 7'5"

The house bathroom features a three piece suite comprising a low flush WC, pedestal wash hand basin and a panel bath. Also with an elevated PVCu double glazed window and a wall mounted radiator.

BEDROOM ONE

12'10" x 10'9"

The first bedroom offers fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

EN SUITE

4'11" x 7'4"

Leading from the first bedroom is the en suite offering a three piece suite including a low flush WC, pedestal wash hand basin and large walk in shower cubicle.

BEDROOM TWO

13'7" x 9'0"

The second bedroom offers fitted carpets, integral wardrobes with sliding mirrored doors, a wall mounted radiator and an elevated PVCu double glazed window.

BEDROOM THREE

10'4" x 11'2"

The third bedroom provides fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

BEDROOM FOUR

13'9" x 8'9"


The fourth bedroom includes fitted carpets, a wall mounted radiator and an elevated PVCu double glazed window.

EXTERNALLY

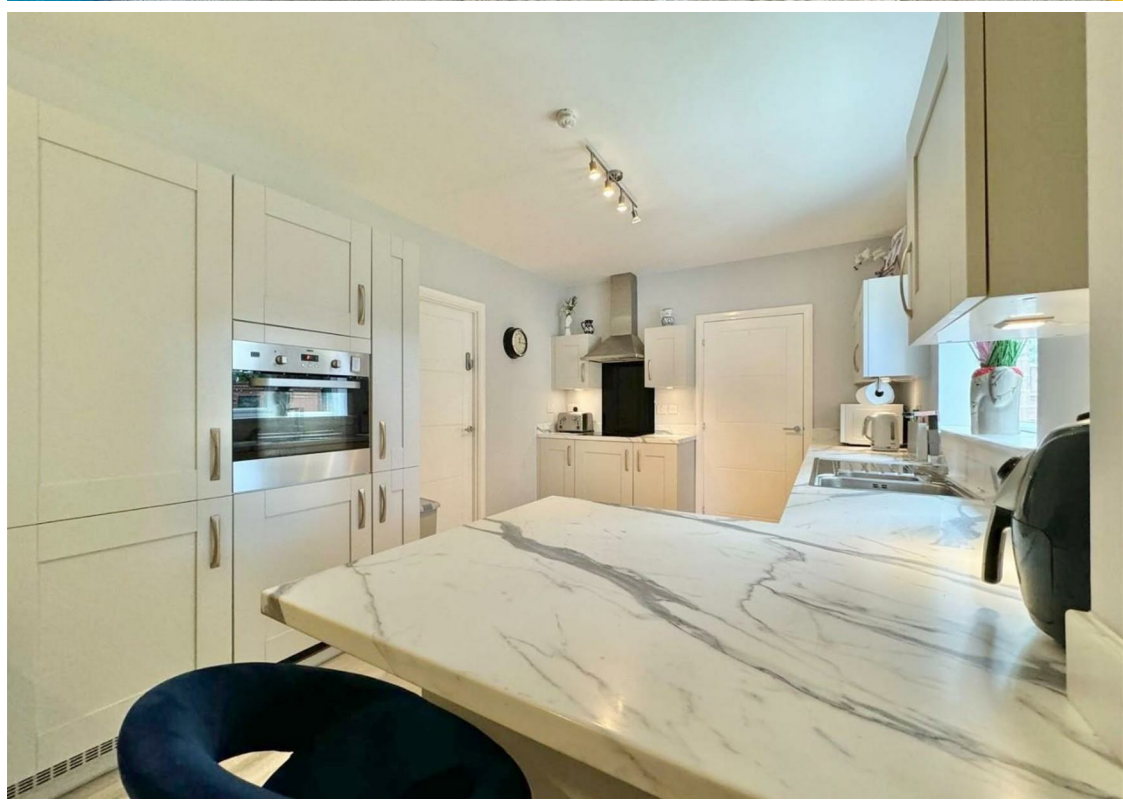
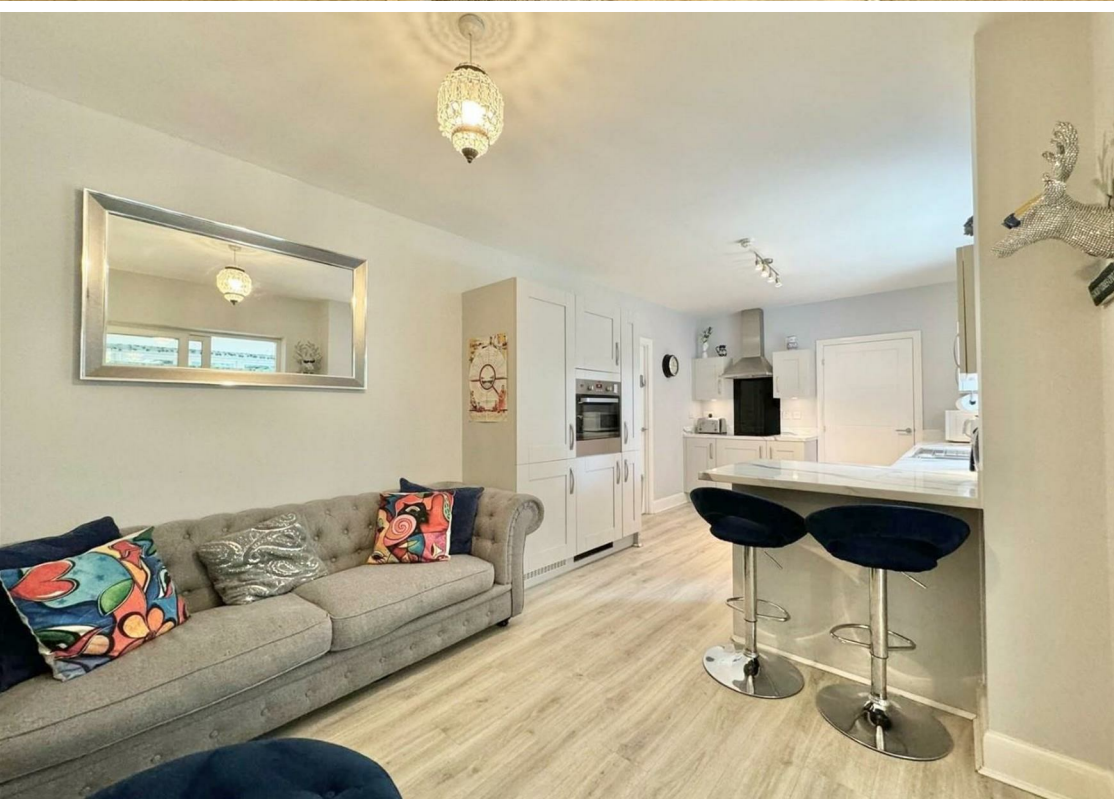
To the front of the property offers an easily maintained lawn area complimented with hedges surround, laid beside a large driveway leading to the integral garage and access to the entrance door and rear garden via the side elevation.

The rear features a large enclosed garden mainly laid to lawn with a block paved pathway and block paved seating area.

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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.











ALL THAT WE SEE
OR SEEM TO BE
IS BUT A DREAM
A DREAM

