

# HUNTERS<sup>®</sup>

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## 8 Brownroyd Avenue

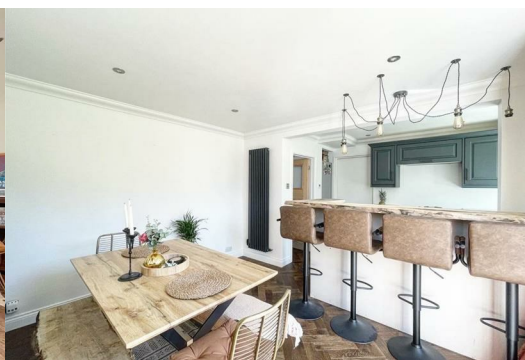
Barnsley, S71 4NU

Offers Over £260,000



Nestled in the charming Brownroyd Avenue, Barnsley, South Yorkshire, this delightful detached house is a perfect find for those seeking a new home. Boasting three cosy bedrooms and a well-appointed four piece suite, this property offers ample space for a growing family. As you step inside, you are greeted by a welcoming lounge, perfect for relaxing evenings with loved ones. The kitchen-diner is a highlight, featuring patio doors that lead out to the spacious garden, ideal for hosting summer barbecues or enjoying a morning cup of tea. The modern specifications throughout the property add a touch of elegance, making it a comfortable and stylish abode. With a generously sized garden, there is plenty of room for children to play or for keen gardeners to indulge in their passion. Parking is a breeze with space for two vehicles, ensuring convenience for the whole family. The property's proximity to schools, shops, and amenities makes it an ideal location for those looking for a convenient lifestyle.

Don't miss out on the opportunity to make this house your home. Book a viewing today and envision the endless possibilities that this property holds for you and your loved ones.



### ENTRANCE HALL 6'7" x 14'5" (2.01 x 4.39)

Welcomed into the property via the PVCu door, the hallway provides solid oak flooring, stairs rising to the first floor, a wall mounted radiator, under floor heating and access to rooms on the first floor.

### LOUNGE 12'10" x 12'2" (3.91 x 3.71)

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

### DINING ROOM 13'1" x 10'10" (3.99 x 3.3)

The dining room provides solid oak wood flooring, a wall mounted radiator, under floor heating and PVCu double glazed French style patio doors leading to the rear garden.

### KITCHEN 12'6" x 7'7" (3.81 x 2.31)

The kitchen is fitted with a range of modern wall and base units featuring integral appliances that includes an inset sink and drainer with a swan neck mixer tap over. Also with quartz worktops, space for further appliances, a wall mounted radiator, under floor heating and a rear facing PVCu double glazed window.

### LANDING

The landing offers fitted carpets, a wall mounted radiator and access to rooms on the first floor.

### BATHROOM 6'7" x 7'10" (2.01 x 2.39)

The house bathroom features a four piece modern suite comprising a low flush WC, wash hand basin and a free standing bath with a separate shower. Also with solid oak flooring, a wall mounted towel radiator and an elevated PVCu double glazed window.

### BEDROOM ONE 10'10" x 12'10" (3.3 x 3.91)

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

### BEDROOM TWO 10'10" x 13'1" (3.3 x 4)

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

### BEDROOM THREE 6'11" x 7'3" (2.1 x 2.2)

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

### EXTERNALLY

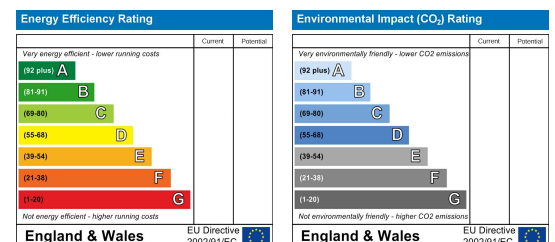
To the front of the property offers an enclosed low maintenance driveway with off road parking and access to the garage at the side.

The rear features a large enclosed garden mainly laid to lawn with an excellent sized decked seating area.

### 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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