



Rotherham Road, Barnsley, South
Yorkshire S71 2LQ
£475,000

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Rotherham Road, Barnsley, South Yorkshire, S71 2LQ £475,000

Nestled on Rotherham Road in the charming town of Barnsley, this new build property is a true gem waiting to be discovered. As you step inside, you are greeted by two spacious reception rooms, perfect for entertaining guests or simply unwinding after a long day.

With four inviting bedrooms and three modern bathrooms, this detached home offers ample space for the whole family to enjoy. The property boasts a touch of luxury with its Welsh blue slate roof, solid oak internal doors, oak staircase, and elegant granite worktops in the kitchen.

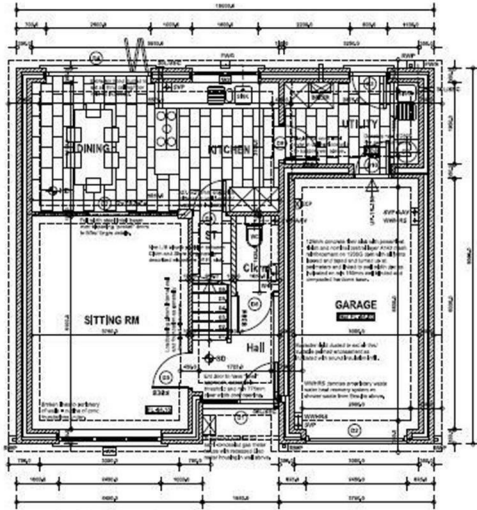
Accessed via electric cast iron gates, this private development ensures security and exclusivity for its residents. Outside, you'll find Indian stone paths and patio areas, ideal for al fresco dining or soaking up the sun in your large private enclosed gardens.

Convenience is key with off-street parking and a garage, providing plenty of space for your vehicles and storage needs. It's worth noting that there are only five of these stunning homes available to purchase, making this a rare opportunity to own a piece of this sought-after development.

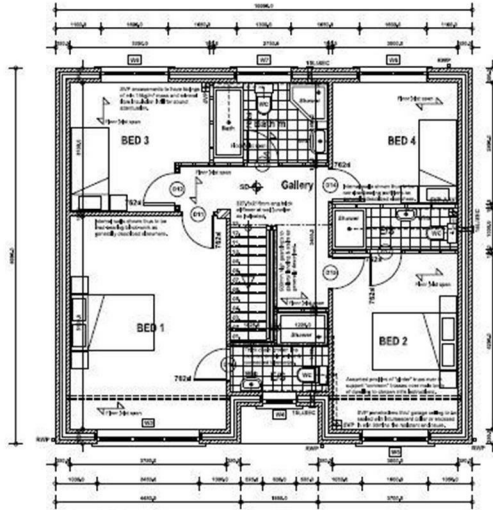
Don't miss out on the chance to make this new build property your own and experience the epitome of modern living in a tranquil setting.







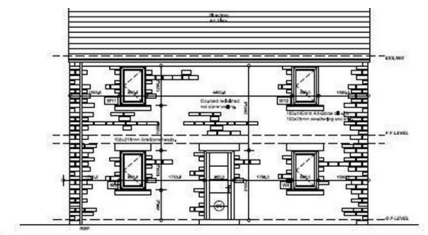
GROUND FLOOR PLAN
 FL AREA (LIVING) = APPROX 54 SQ M
 FL AREA (GARAGE) = 18 SQ M



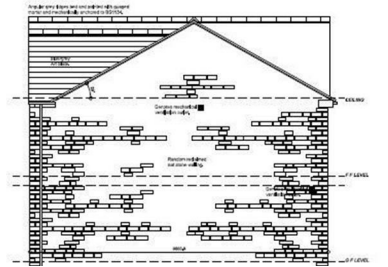
FIRST FLOOR PLAN
 FL AREA = APPROX 75 SQ M



FRONT (WEST) ELEVATION



SIDE (NORTH) ELEVATION





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		

DISCLAIMER

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.

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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
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