



**Wilsden Grove, Barnsley, , S75 2QU**

**Offers Over £350,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



# Wilsden Grove, Barnsley, , S75 2QU

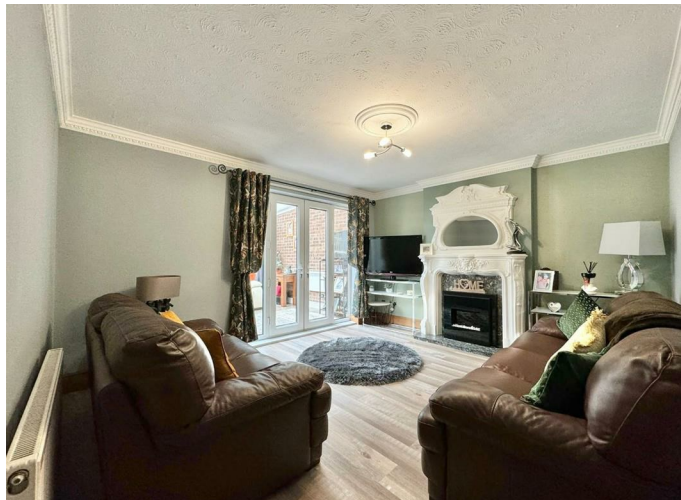
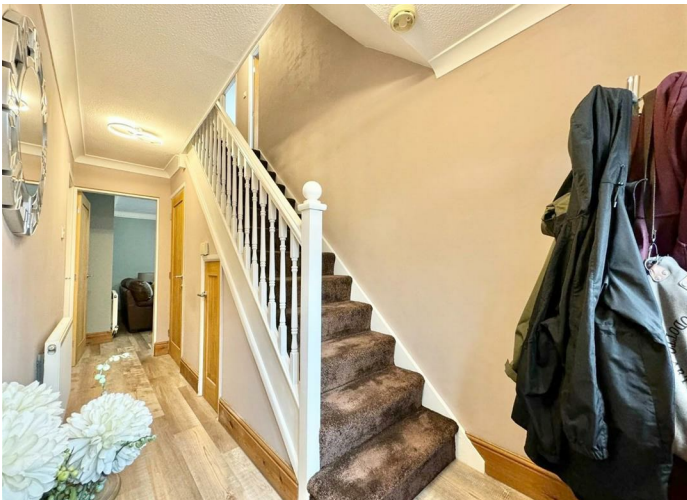
**Offers Over £350,000**

Welcome to this charming detached family home located in the desirable Wilsden Grove, Barnsley. This property boasts four spacious bedrooms, perfect for a growing family or those in need of extra space. With two reception rooms, there is ample room for entertaining guests or simply relaxing with loved ones.

One of the highlights of this property is the large conservatory, providing a bright and airy space to enjoy throughout the year. Imagine sipping your morning coffee or hosting a dinner party in this lovely area filled with natural light.

Convenience is key with off-street parking and a garage, ensuring that you never have to worry about finding a parking spot. The easy access to Barnsley Hospital and the motorway makes commuting a breeze, ideal for those with busy schedules.

Don't miss out on the opportunity to make this detached house your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.





Entrance hall

Lounge  
14'9" x 12'1"

Kitchen/ Dining room  
8'2" x 24'11"

Conservatory  
10'5" x 20'8"

Downstairs shower room

Landing

Bedroom one  
12'9" x 12'1"

Bedroom two  
10'5" x 9'6"

Bedroom three  
8'2" x 10'9"

Bedroom four  
8'2" x 7'10"







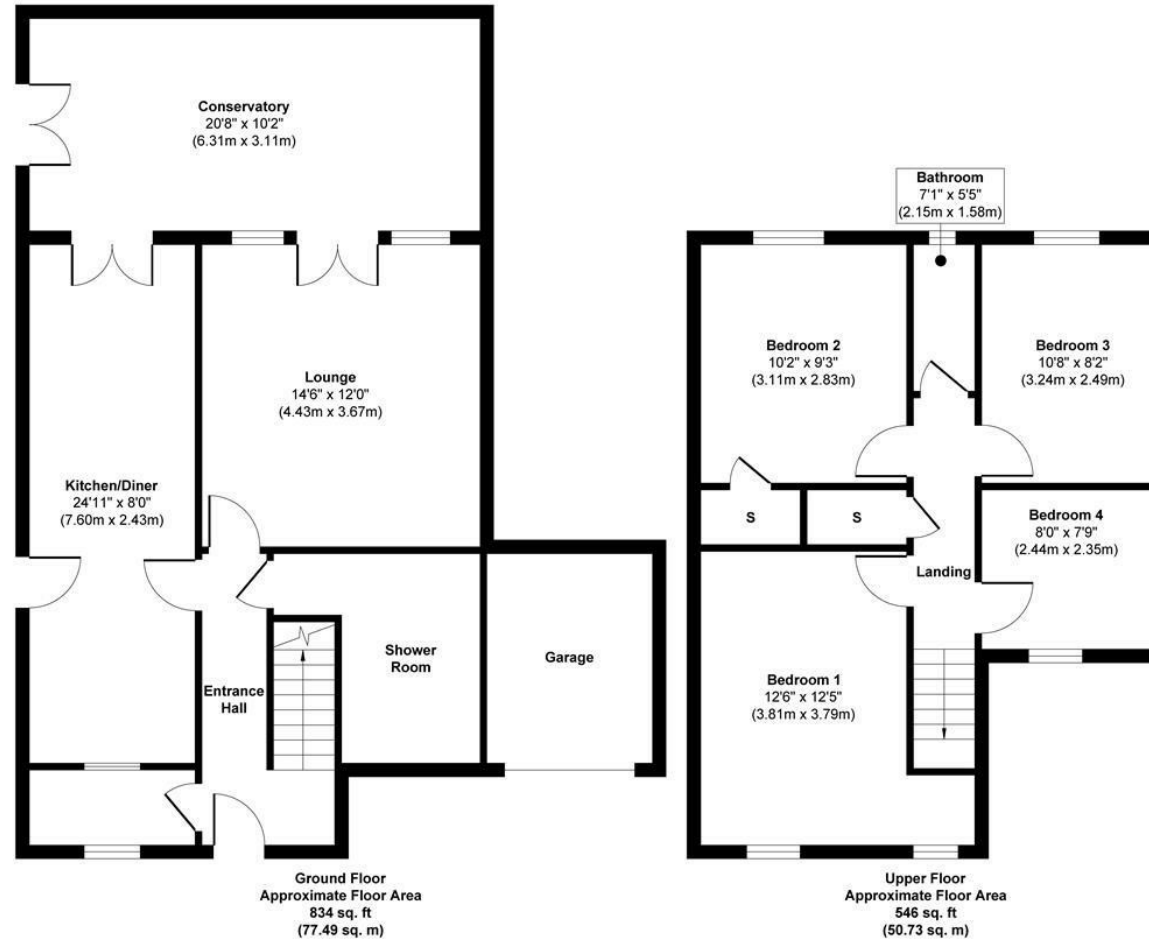
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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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## Wilsden Grove



**Approx. Gross Internal Floor Area 1380 sq. ft / 128.22 sq. m (Excluding Garage)**

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

Produced by Elements Property

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01226 447155 | Website: [www.hunters.com](http://www.hunters.com)

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