



HUNTERS[®]
HERE TO GET *you* THERE

1 Cypress Heights, Barnsley, S71 1WA

1 Cypress Heights, Barnsley, S71 1WA

Offers In Excess Of £325,000

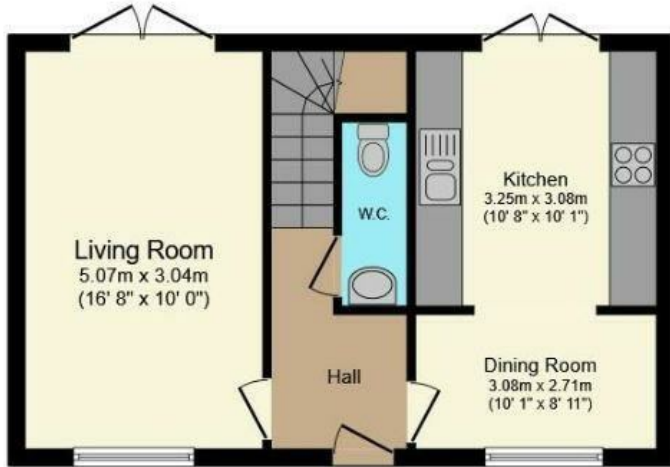
Welcome to this stunning four-bedroom detached family home located in the desirable Cypress Heights area of Barnsley. This modern property boasts two reception rooms, perfect for entertaining guests or relaxing with the family.

Spread across three storeys, this house offers ample space for a growing family with its four bedrooms and three bathrooms, ensuring everyone has their own private space. The modern design throughout the property gives it a fresh and contemporary feel, making it a welcoming place to call home.

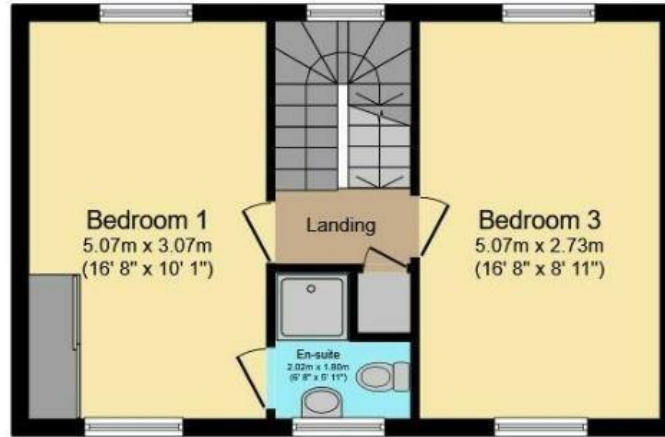
One of the standout features of this property is the off-street parking and garage, providing convenience and security for your vehicles. Additionally, the private garden offers a peaceful retreat with amazing views of the surrounding area, perfect for enjoying a morning coffee or hosting summer barbecues.

Don't miss out on the opportunity to own this beautiful family home in Cypress Heights. Book a viewing today and envision the possibilities that this property holds for you and your loved ones.

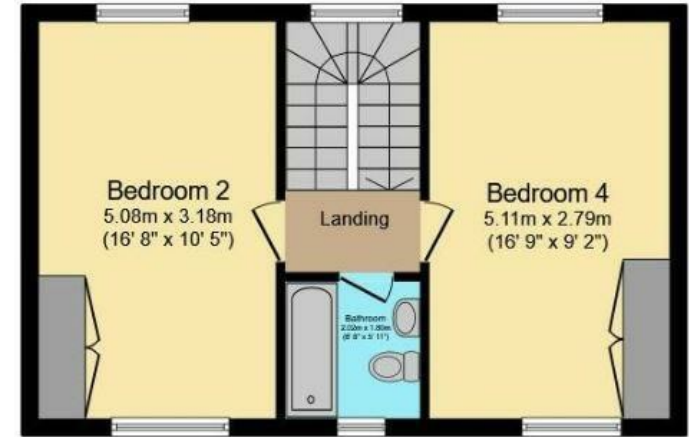
Hunters Barnsley 1-3 Church Street, Barnsley, S70 2AB | 01226 447155
barnsley@hunters.com | www.hunters.com



Ground Floor



First Floor



Second Floor

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

Lounge

16'8" x 10'2"

Kitchen

10'9" x 10'2"

Dining room

10'2" x 9'2"

W/C

Landing

Bedroom one

16'8" x 10'2"

Bedroom two

16'8" x 9'2"

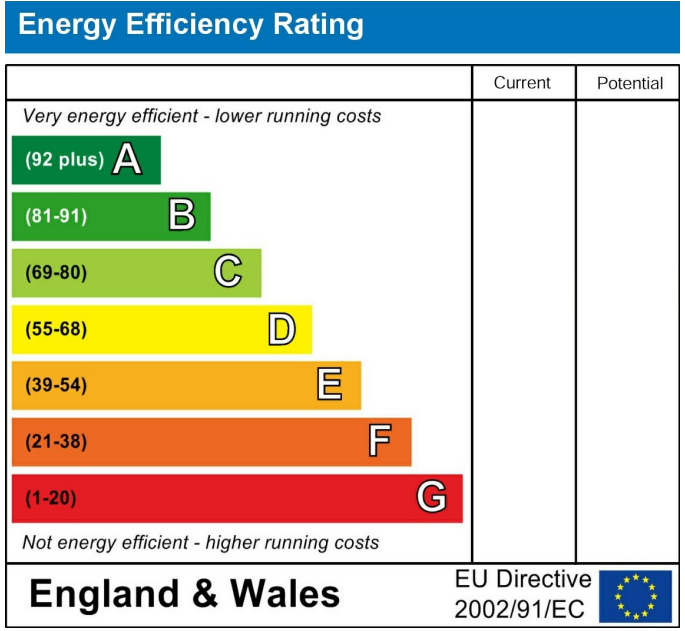
En suite

Bedroom three

16'8" x 10'5"

Bedroom four

17'0" x 9'2"



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.





