



HUNTERS®
HERE TO GET *you* THERE

31 Pack Horse Green, Silkstone, Barnsley, S75 4JT

31 Pack Horse Green, Silkstone, Barnsley, S75 4JT

Offers In Excess Of £235,000

RECENTLY BACK TO MARKET AFTER FALL THROUGH!!!

Pack Horse Green, Silkstone, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and modern living space. With three well-proportioned bedrooms and a contemporary shower room, this property is ideal for families or couples looking for a peaceful retreat. The property is located next to a public bridle way which makes it ideal for countryside walking.

Upon entering, you are welcomed by a spacious lounge that exudes warmth and comfort, perfect for relaxing or entertaining guests. The modern kitchen and dining room provide a stylish and functional space for culinary pursuits, making mealtimes a pleasure.

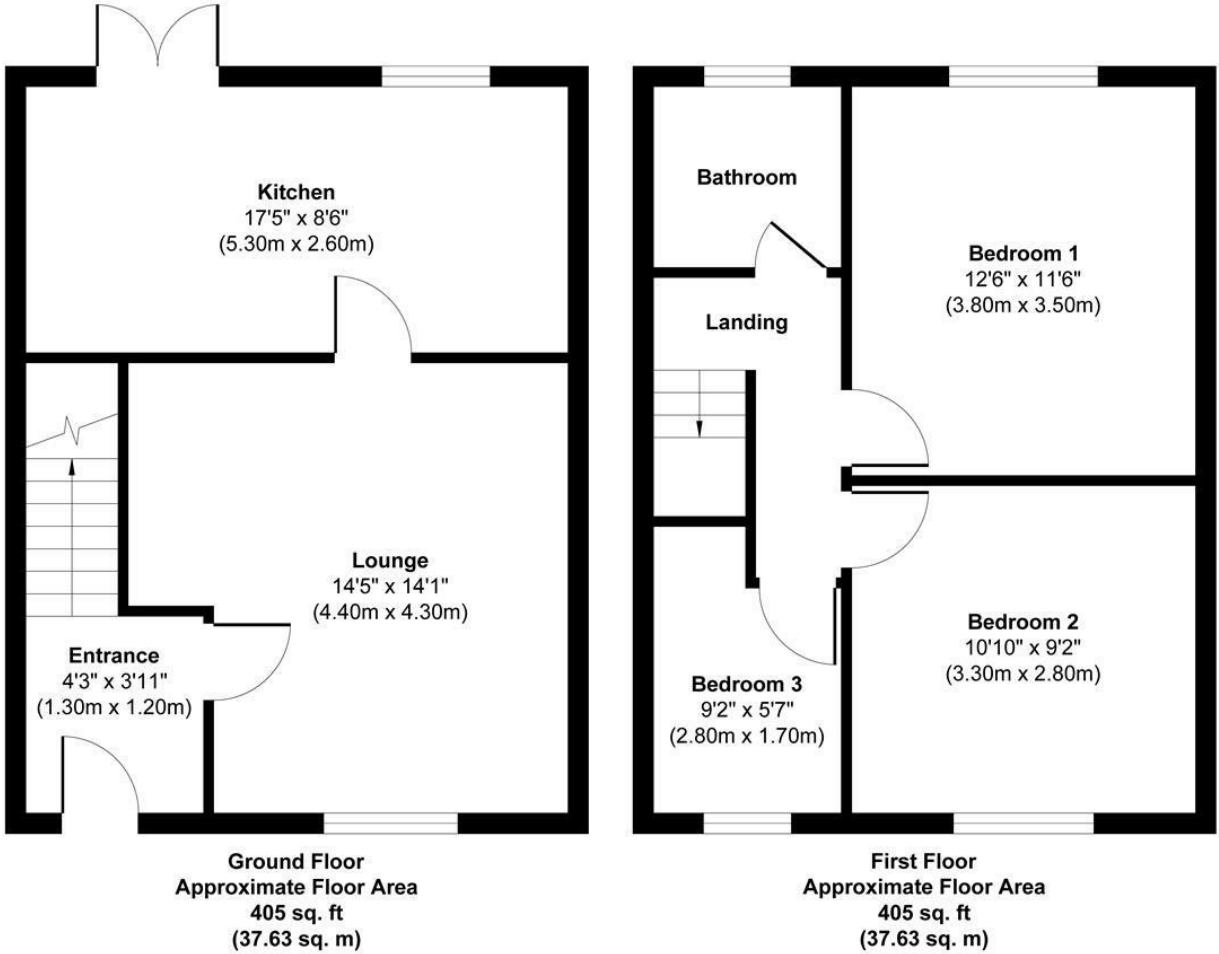
The property boasts a large private rear garden, offering a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The front of the house features a well-maintained garden and convenient street parking, ensuring ease of access.

Situated close to local amenities, this home is not only practical but also benefits from being within the catchment area of the highly regarded Penistone Grammar School, making it an excellent choice for families with children.

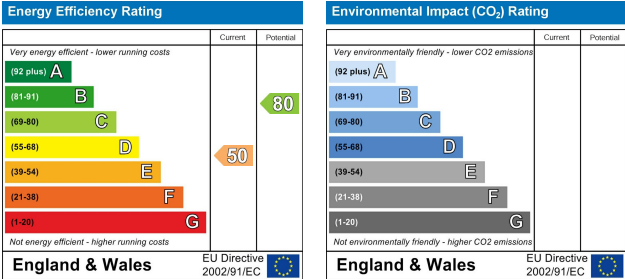
In summary, this semi-detached house in Silkstone combines modern living with a tranquil setting, making it a wonderful place to call home. Whether you are looking to buy or rent, this property is sure to impress with its appealing features and convenient location.

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

Pack Horse Green



Approx. Gross Internal Floor Area 810 sq. ft / 75.26 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Entrance hall

4'3" x 3'11"
Upon entering through a modern UPVC door, you are welcomed into a warm and inviting space. The staircase rises gracefully to the first floor, leading to the private sleeping quarters. Also providing access to the ground floor.

Living room

14'5" x 14'1"
The spacious living room, featuring a lovely UPVC bay window that floods the space with natural light. The room is adorned with plush carpets, creating a warm and inviting atmosphere, while the wall-mounted radiator ensures a cosy environment throughout the year.

Kitchen/ dining room

17'4" x 8'6"
The heart of the home is undoubtedly the contemporary kitchen and dining area, featuring stylish vinyl flooring and a modern shaker-style kitchen. Equipped with an integral oven and hob, this space is designed for both functionality and aesthetics. There is ample room for a washing machine and dryer, ensuring that daily chores are easily managed. The kitchen is further enhanced by UPVCu French doors that open to the rear, allowing natural light to flood the space and providing a seamless connection to the outdoor area.

Landing

Shower room

The property features a modern shower room, complete with a w/c, sink, and a stylish shower, ensuring that your daily routines are both comfortable and efficient. A UPVC window allows natural light to flood the space, while a towel radiator adds a touch of luxury and warmth.

Bedroom one

12'5" x 11'5"
The bedroom are fitted with carpets, ensuring a cosy feel, and each features a wall-mounted radiator for warmth during the cooler months. The front-facing UPVCu windows not only enhance the far reaching views but also allow for ample sunlight to fill the rooms.

Bedroom two

10'9" x 9'2"
The second bedroom is thoughtfully designed, featuring plush carpets, a wall-mounted radiator for warmth, and a rear-facing UPVC window that allows natural light to flood the space, creating a bright and airy feel.

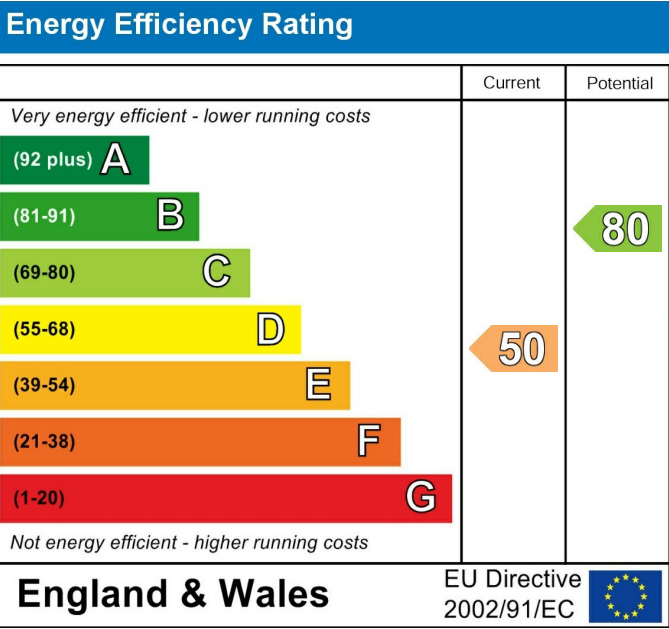
Bedroom three

5'6" x 9'2"
The third bedrooms boasts fitted carpets, a wall-mounted radiator for warmth, and a rear-facing UPVC window that offers lovely views of the surrounding area.

Externally

Outside, the front of the house features off-street parking, providing convenience and ease for residents and visitors alike. The front lawn area adds to the property's curb appeal, creating a pleasant first impression.

The rear garden is a true highlight, offering a private sanctuary that is predominantly lawned. This outdoor space is perfect for enjoying sunny summer days, whether you wish to host barbecues, play with children, or simply unwind with a good book. The garden's orientation ensures it receives ample sunlight throughout the day, making it an ideal spot for gardening enthusiasts or those who appreciate outdoor living.



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.









