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3 Field Lane, Barnsley, S70 3DZ

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Guide Price £300,000

GUIDE PRICE £300,000 TO £310,000

Field Lane, Barnsley, this impressive detached house offers a perfect blend of space, comfort, and convenience. With four well-proportioned bedrooms, including a family bathroom and an en suite, this property is ideal for families seeking a harmonious living environment.

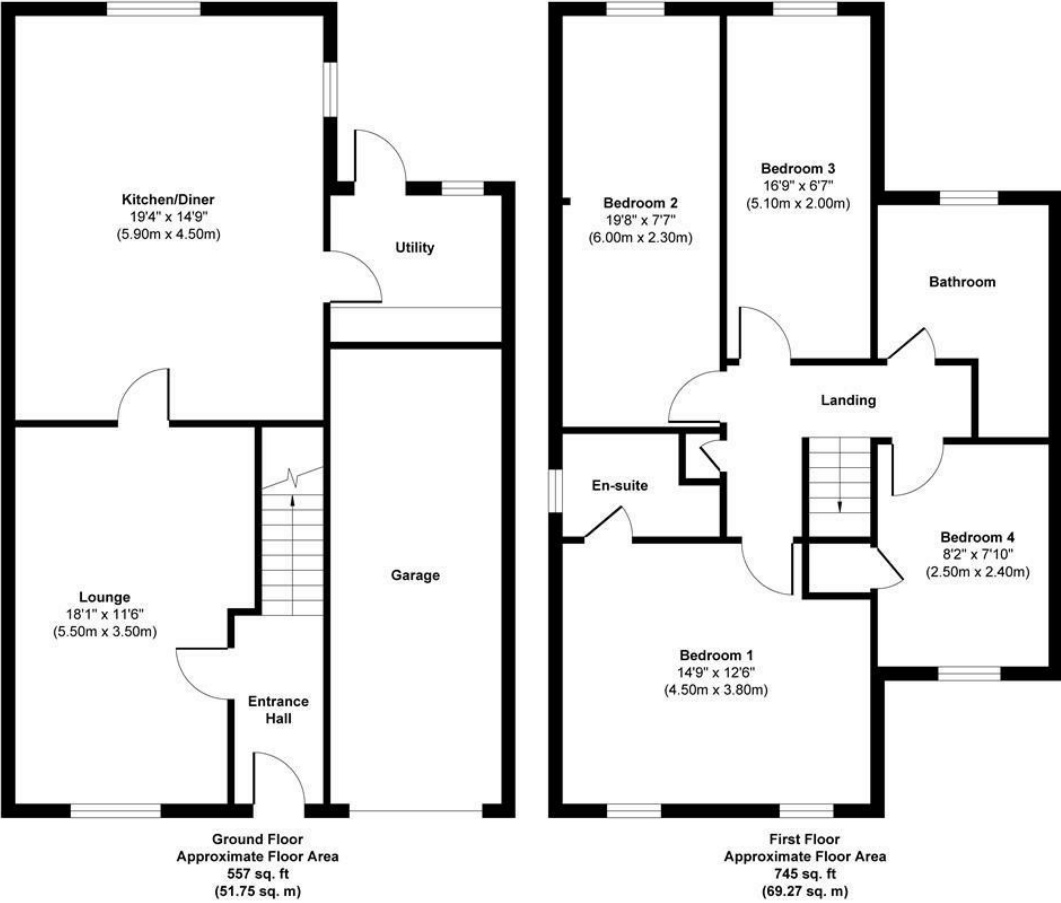
The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The double extension to the rear elevation enhances the living area, allowing for a bright and airy atmosphere throughout the home.

Outside, you will find a large private garden, perfect for enjoying sunny days or hosting gatherings. An outbuilding adds versatility to the outdoor space, whether you envision it as a workshop, studio, or additional storage. The property also benefits from off-street parking for multiple vehicles, along with a garage, ensuring convenience for you and your guests.

Situated close to all local amenities and transport links, this home offers easy access to shops, schools, and public transport, making it an excellent choice for those who value both tranquillity and accessibility. This property is a rare find in Barnsley, combining modern living with a peaceful setting. Don't miss the opportunity to make this wonderful house your new home.

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

Field Lane



Approx. Gross Internal Floor Area 1302 sq. ft / 121.02 sq. m (Excluding Garage & Utility)

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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
18'0" x 11'5"

Kitchen/ dining room
19'4" x 14'9"

Utility

Landing

Bedroom one
14'9" x 12'5"

En suite

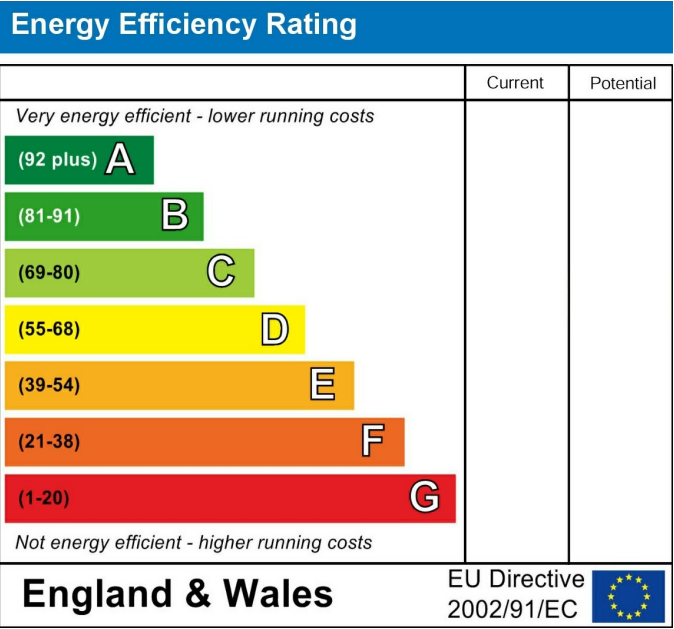
Bedroom two
19'8" x 7'6"

Bedroom three
16'8" x 6'6"

Bedroom four
8'2" x 7'10"

Family bathroom

Garage



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.









