



HUNTERS®

HERE TO GET *you* THERE

2 St. Pauls Road, Barnsley, S75 2TB

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Offers In Excess Of £325,000

NO VENDOR CHAIN!

St. Pauls Road in Barnsley, this impressive detached Dorma-bungalow offers a perfect blend of modern living and convenience. With no vendor chain, this property is ready for you to make it your own without delay.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The heart of the home features three generously sized double bedrooms, each accompanied by its own bathroom, ensuring comfort and privacy for all family members or guests. The extended layout of the house enhances the living space, making it ideal for contemporary lifestyles.

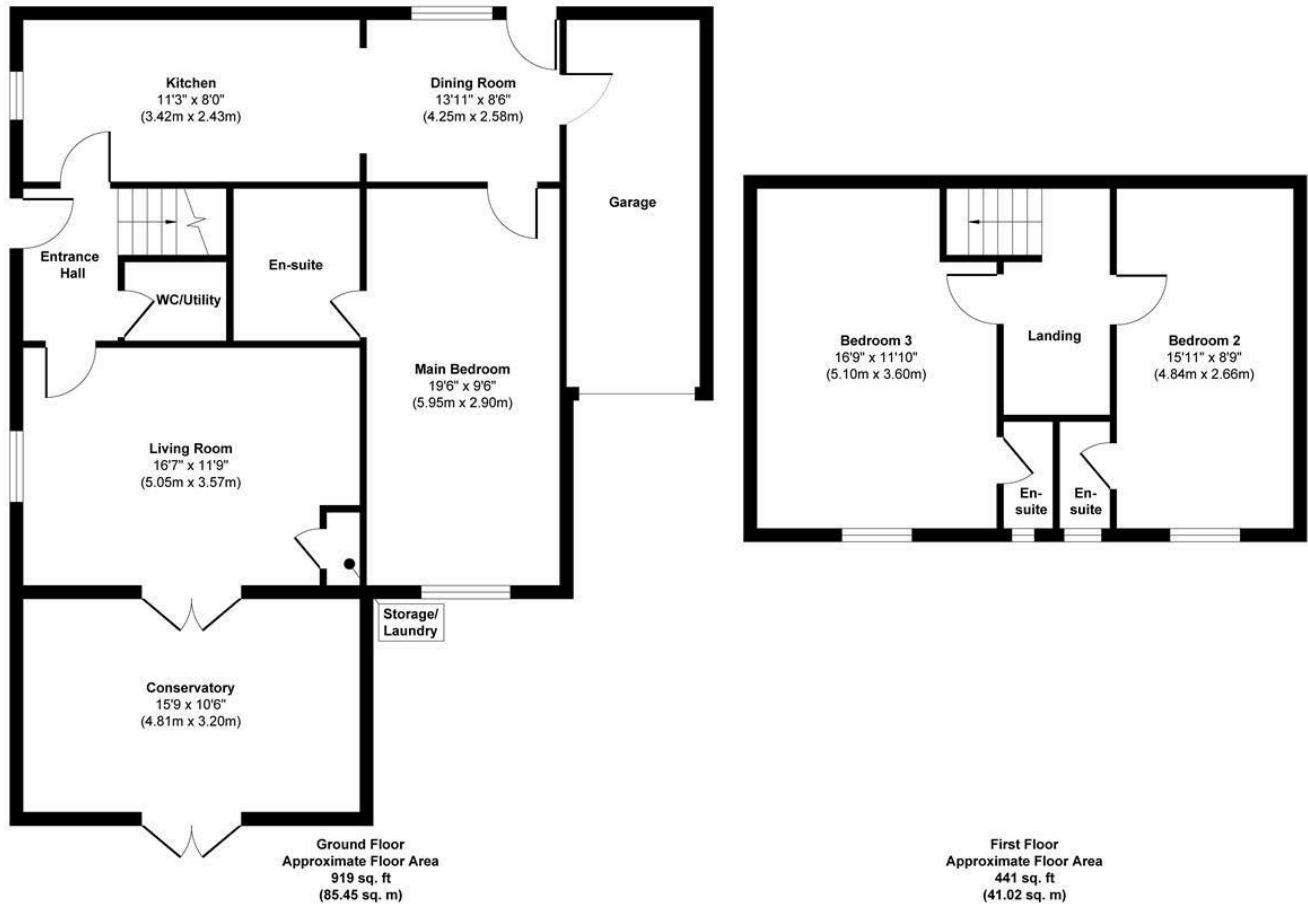
The property boasts secure gated entry, providing peace of mind, along with off-street parking for multiple vehicles and a garage, catering to the needs of families or those with a penchant for outdoor activities.

Situated conveniently close to Barnsley Hospital, this home is also within easy reach of local amenities and public transport links, making it an excellent choice for those who value accessibility.

This modern home is a rare find in the area, combining practicality with style, and is sure to appeal to a variety of buyers. Do not miss the opportunity to view this exceptional property.

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St. Pauls Road



Approx. Gross Internal Floor Area 1360 sq. ft / 126.47 sq. m (Excluding Garage)

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Entrance hall

Lounge
16'8" x 11'9"

Kitchen
8'2" x 11'5"

Dining room
14'1" x 8'6"

Downstairs W/C

Conservatory/ Extension
10'5" x 16'0"

Master bedroom one
19'8" x 9'6"

En suite

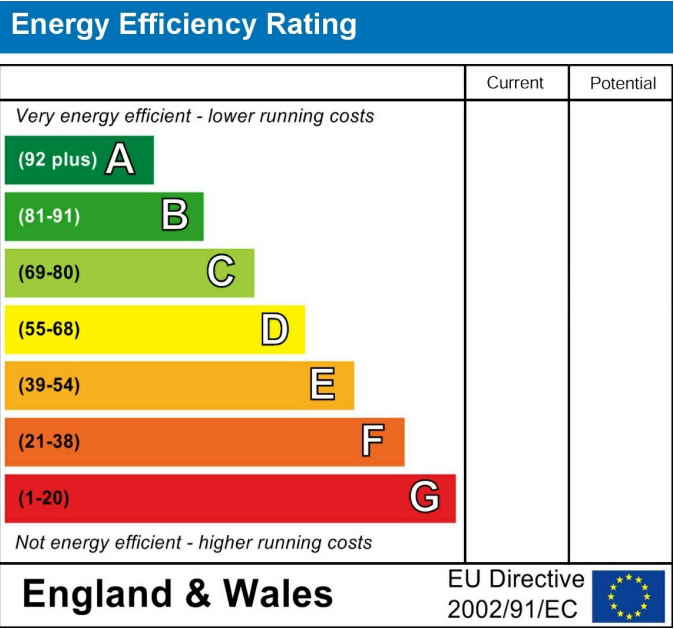
Landing

Bedroom two
16'0" x 8'10"

En suite

Bedroom three
16'8" x 11'9"

En suite



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.



