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20 Pine Hall Drive, Barnsley, S71 2NS



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Guide Price £250,000

GUIDE PRICE £250,000 TO £260,000

In the tranquil neighbourhood of Pine Hall Drive, Barnsley, this charming extended detached bungalow offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is perfect for those seeking a peaceful retreat or a cosy home.

Upon entering, you will find three inviting reception rooms, providing ample space for relaxation and entertaining. The layout is thoughtfully designed to maximise natural light, creating a warm and welcoming atmosphere throughout. The bungalow features a well-appointed bathroom, ensuring all your needs are met.

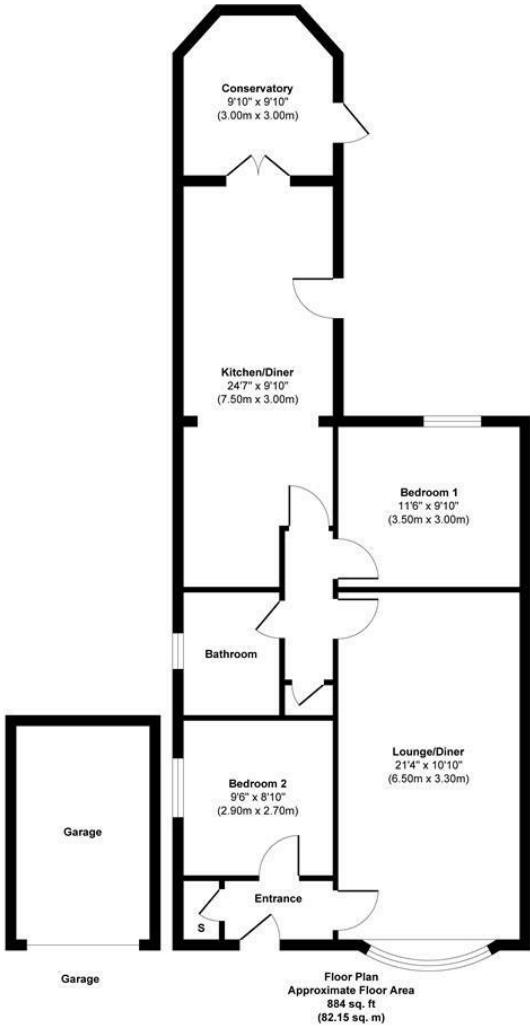
One of the standout features of this property is the south-facing private garden, which offers a serene outdoor space to enjoy the sunshine and beautiful views to the rear elevation. This garden is ideal for gardening enthusiasts or those who simply wish to unwind in a picturesque setting.

For those with vehicles, the property boasts off-street parking for up to five cars, along with a detached garage, providing both convenience and security. This is a rare find in the area, making it an attractive option for families or individuals with multiple vehicles.

In summary, this delightful bungalow on Pine Hall Drive presents an excellent opportunity for anyone looking to settle in a peaceful yet accessible location. With its spacious reception areas, private garden, and ample parking, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely home your own.

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Pine Hall Drive



Approx. Gross Internal Floor Area 884 sq. ft / 82.15 sq. m (Excluding Garage)

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) <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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Entrance

Garage

Kitchen

9'10" x 9'10""24'7"

Lounge

9'10" x 11'5"

Conservatory

9'10" x 9'10"

Bedroom one


9'10" x 11'5"

Bedroom two

8'2" x 8'10"

Bathroom

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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.

















