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20 Woodvale Close, Higham, Barnsley, S75 1PP

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£550,000

In the desirable Woodvale Close, Higham, Barnsley, this impressive detached house offers a perfect blend of modern living and spacious comfort. With three storeys, the property boasts an expansive layout featuring five well-proportioned bedrooms and three contemporary bathrooms, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining guests. The generous living spaces are complemented by large windows that allow natural light to flood in, enhancing the warm and welcoming atmosphere throughout the home.

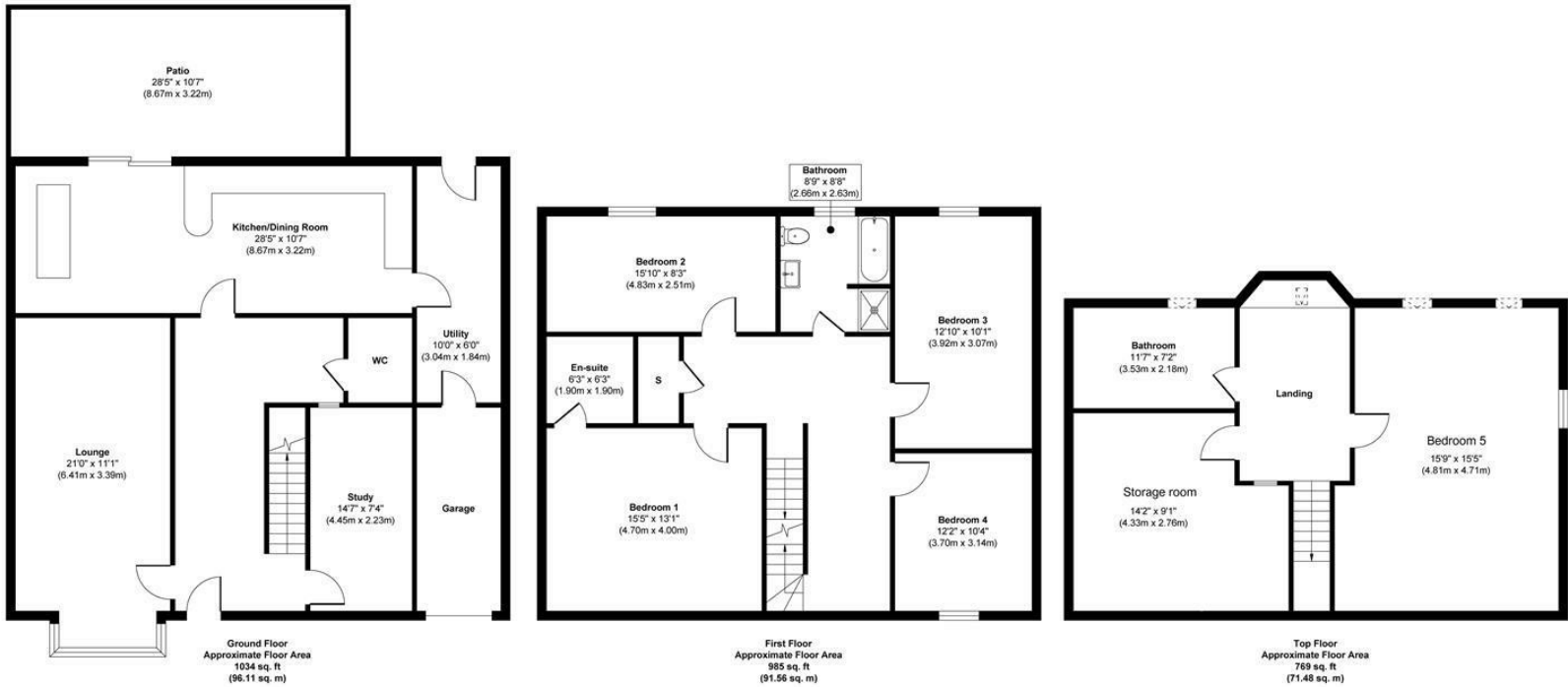
The property also benefits from off-street parking for multiple vehicles, along with a garage, ensuring convenience for families with several cars. The large private garden is a standout feature, providing a tranquil outdoor space for children to play, family gatherings, or simply enjoying the beautiful views that surround the home.

Situated in an excellent location, this modern family residence is conveniently close to all essential amenities, including shops, schools, and recreational facilities. Additionally, its proximity to the motorway makes commuting a breeze, connecting you effortlessly to nearby towns and cities.

This remarkable home is not just a place to live; it is a lifestyle choice that offers comfort, space, and convenience in a sought-after area. Do not miss the opportunity to make this stunning property your own.

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Woodvale



Approx. Gross Internal Floor Area 2788 sq. ft / 259.15 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) 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

Kitchen/ Dining

10'6" x 28'5"

Lounge

11'1" x 21'0"

Study

14'7" x 7'3"

Utility

9'11" x 6'0"

Downstairs W/C

36'1" x 36'1"

Landing

Family bathroom

8'7" x 8'8"

Bedroom one

15'5" x 13'1"

En suite

6'2" x 6'2"

Bedroom two

8'2" x 15'10"

Bedroom three

12'10" x 10'0"

Bedroom four

12'1" x 10'3"

Landing

Bedroom five

15'8" x 15'5"

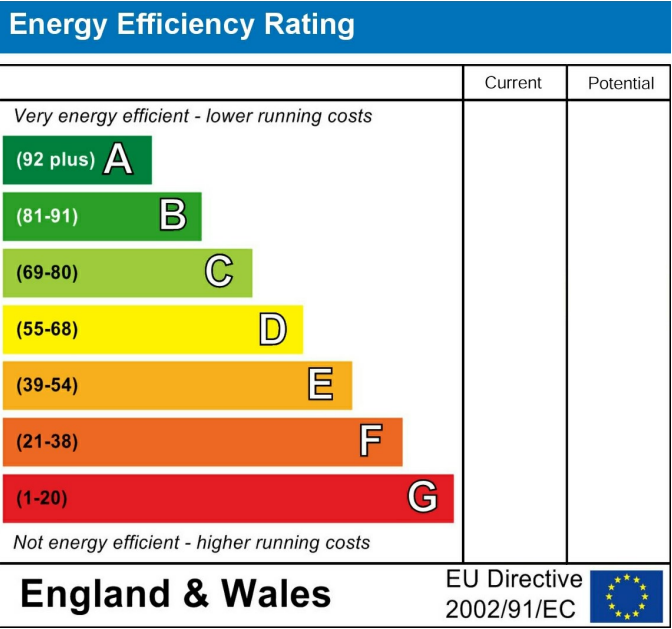
En suite

Loft space

14'5" x 9'2"

Garage

36'1" x 36'1"



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.

