



**Huddersfield Road, Barnsley**  
, S75 1HA

**Offers In The Region  
Of £575,000**



**HUNTERS<sup>®</sup>**  
EXCLUSIVE



# Huddersfield Road, Barnsley

## DESCRIPTION

A Rare Opportunity – Traditional Detached Family Home on Huddersfield Road, Barnsley.

On one of Barnsley's most sought-after locations, this substantial three-storey detached family home on Huddersfield Road offers a rare opportunity to acquire a spacious and characterful residence just a short stroll from Barnsley Hospital and Barnsley Town Centre.

Boasting four generous double bedrooms, two bathrooms, and three versatile reception rooms, this impressive property effortlessly blends traditional charm with modern family living. From high ceilings and period features to expansive room sizes, every corner of this home has been designed with space and comfort in mind.

Step outside and discover a large, South facing, private garden – the perfect sanctuary for families and entertainers alike. The garden includes a stylish summer house and a dedicated hot tub area, ideal for unwinding in complete privacy. Additional benefits include off-street parking, a detached garage, and ample storage throughout.

This is more than just a house – it's a forever home, offering space to grow, room to entertain, and a prime location just moments from local amenities, reputable schools, and excellent transport links.

Key Features:

Four double bedrooms

Two bathrooms

Three spacious reception rooms

Detached garage and off-street parking

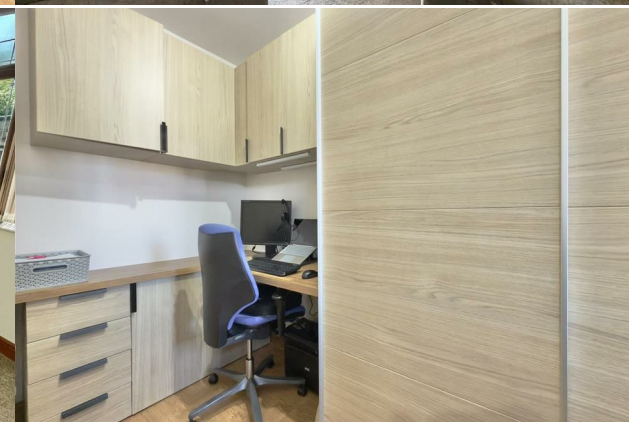
Large private garden with summer house and hot tub area

Prime location on Huddersfield Road, Barnsley

Walking distance to Barnsley Hospital and Town Centre

A rare example of a traditional family home in this desirable area

Homes of this calibre and location are seldom available – early viewing is highly recommended.



# ROOMS

**Entrance hall**  
Upon entering the property through a modern pvcu door, you are welcomed into an inviting open hallway adorned with sleek laminate flooring. This space provides access to all ground floor rooms, ensuring a seamless flow throughout the home.

**Lounge**  
15'1" x 13'9"  
The spacious lounge that boasts fitted carpets, creating a warm and inviting atmosphere. The feature open fire adds a touch of elegance and is perfect for cosy evenings in, while the large bay window allows natural light to flood the room, enhancing its appeal.

**Kitchen/ Dining/ Sitting room**  
22'11" x 12'9"  
The entrance hall flows seamlessly into a open-plan kitchen, dining, and sitting area. The kitchen is thoughtfully designed, featuring an integral gas hob, electric oven, grill, microwave, fridge and dishwasher making it a joy for any home cook. The laminate flooring in the kitchen area adds a contemporary touch, while the adjoining sitting area boasts fitted carpets and a generous bay window, allowing natural light to flood the space. This inviting sitting area also provides easy access to the dining room, creating an ideal setting for entertaining guests or enjoying family meals.

**Dining room**  
12'1" x 9'10"  
The dining room, which is beautifully surrounded by windows, allowing natural light to flood the space. The fitted carpets add a touch of warmth and elegance, creating a welcoming atmosphere. A door from the dining room provides convenient access to the garden, making it easy to enjoy outdoor dining or simply bask in the fresh air.

**Office**  
11'5" x 5'2"  
The house features a thoughtfully designed office, complete with fitted laminate flooring, a fully fitted desk, and storage cupboards, making it an ideal workspace

for those who work from home. The front-facing window allows natural light to flood the room, creating a bright and inspiring environment.

**W/C**  
**Utility**  
18'8" x 4'11"  
The utility room boasts stylish tiled flooring and an abundance of wall-mounted units. This space is thoughtfully designed to accommodate a washing machine and dryer, along with a convenient sink and space for an American fridge.

**Landing**  
**Family bathroom**  
8'10" x 9'2"  
The fully tiled modern bathroom, which boasts a stylish sink, a convenient w/c, a luxurious bath, and a separate shower, ensuring that your daily routines are both practical and enjoyable.

**Bedroom one (Attic)**  
13'1" x 13'1"  
The master bedroom is particularly impressive, featuring plush carpets, convenient under eave storage cupboards, and access to a private ensuite and walk in wardrobe, ensuring a touch of luxury in your daily routine.

**Ensuite**  
8'2" x 6'6"  
The fully tiled en suite bathroom, which includes a convenient w/c, a sink, and a bath with a shower overhead, ensuring both comfort and practicality for daily living. This thoughtful design enhances the overall appeal of the home, making it a functional choice for modern lifestyles.

**Walk in wardrobe**  
8'2" x 7'2"  
One of the standout features of this home is the walk-in wardrobe, which offers generous storage for your clothing and accessories. Additionally, the property

includes further under-eave storage cupboards, ensuring that you have plenty of room to keep your belongings organised and out of sight.

**Bedroom two**  
14'9" x 13'1"  
The second bedroom is particularly noteworthy, featuring fitted carpets, sliding wardrobes, and a large window that floods the room with natural light, creating a warm and inviting atmosphere.

**Bedroom three**  
16'0" x 13'1"  
The third bedroom is particularly noteworthy, featuring two windows that invite an abundance of natural light, complemented by fitted carpets that add a touch of comfort.

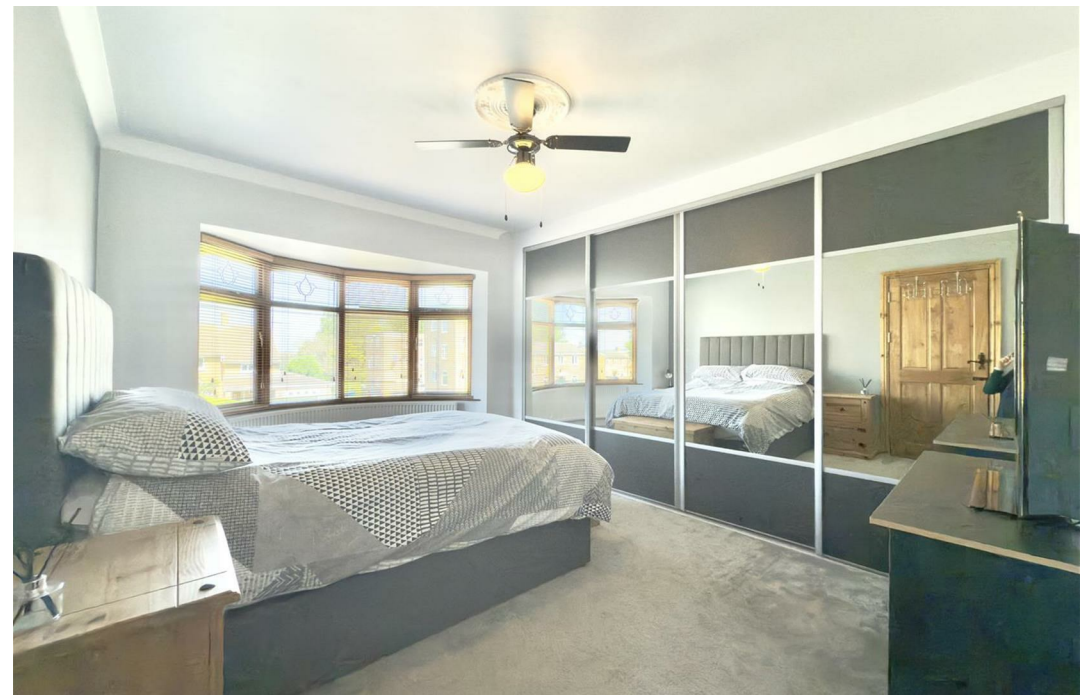
**Laundry room**  
The laundry room, which boasts a window that allows natural light to flood in, creating a bright and airy space. Additionally, the boiler was installed in 2025 and ample storage and railing for drying clothing make this room both functional and efficient.

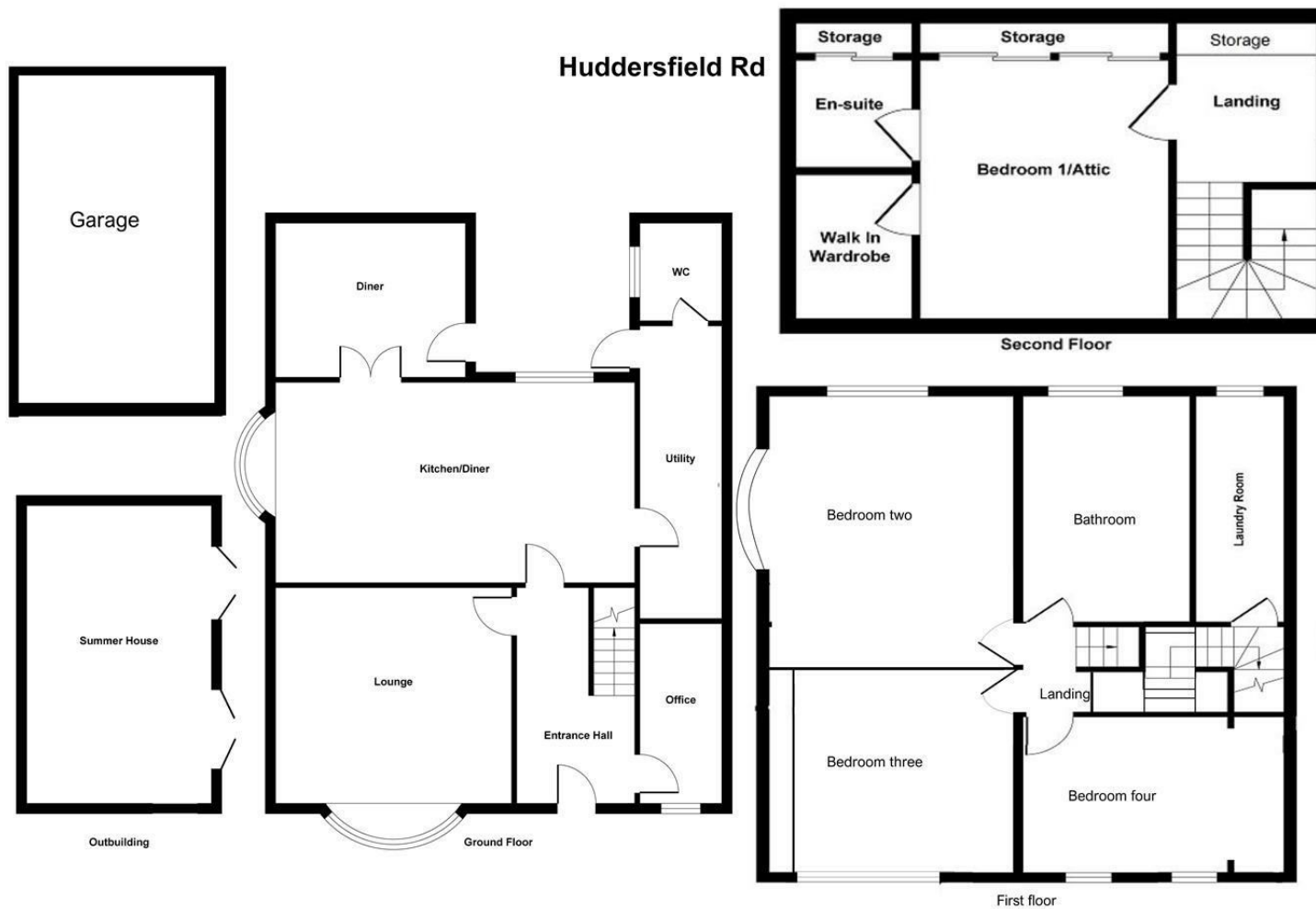
**Bedroom four**  
14'1" x 8'10"  
Notably, the fourth bedroom boasts fitted drawers and under-stairs storage, making it a versatile space that can serve as a guest room, home office, or playroom, depending on your needs. The tasteful carpets throughout add a touch of warmth and style to the home.

**Summer house**  
19'0" x 11'9"  
One of the standout features of this property is the summer house which has hot water and power, which is equipped with electricity and a fully functioning bar. This unique addition is perfect for summer gatherings, allowing you to enjoy the outdoors while having all the amenities you need at your fingertips.

**Detached garage**  
19'8" x 9'10"  
Which has a fitted alarm and power.







**Approx. Gross Internal Floor Area 2380 sq. ft / 221.23 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property









# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>	<b>68</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Thinking of Selling?

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.

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