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100 Wingfield Road, Barnsley, S71 3PP

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Offers In The Region Of £220,000

In Barnsley, this charming detached house presents an excellent opportunity for families seeking a spacious and comfortable home. With five generously sized bedrooms, this property offers ample space for both relaxation and privacy. The well-appointed reception room serves as a welcoming area for family gatherings and entertaining guests.

The house features a single bathroom, thoughtfully designed to cater to the needs of a busy household. The large driveway provides convenient off-street parking, ensuring that you and your guests can come and go with ease.

One of the standout features of this property is the private garden, a perfect retreat for outdoor activities, gardening, or simply enjoying the fresh air. The garden space is ideal for children to play or for hosting summer barbecues with friends and family.

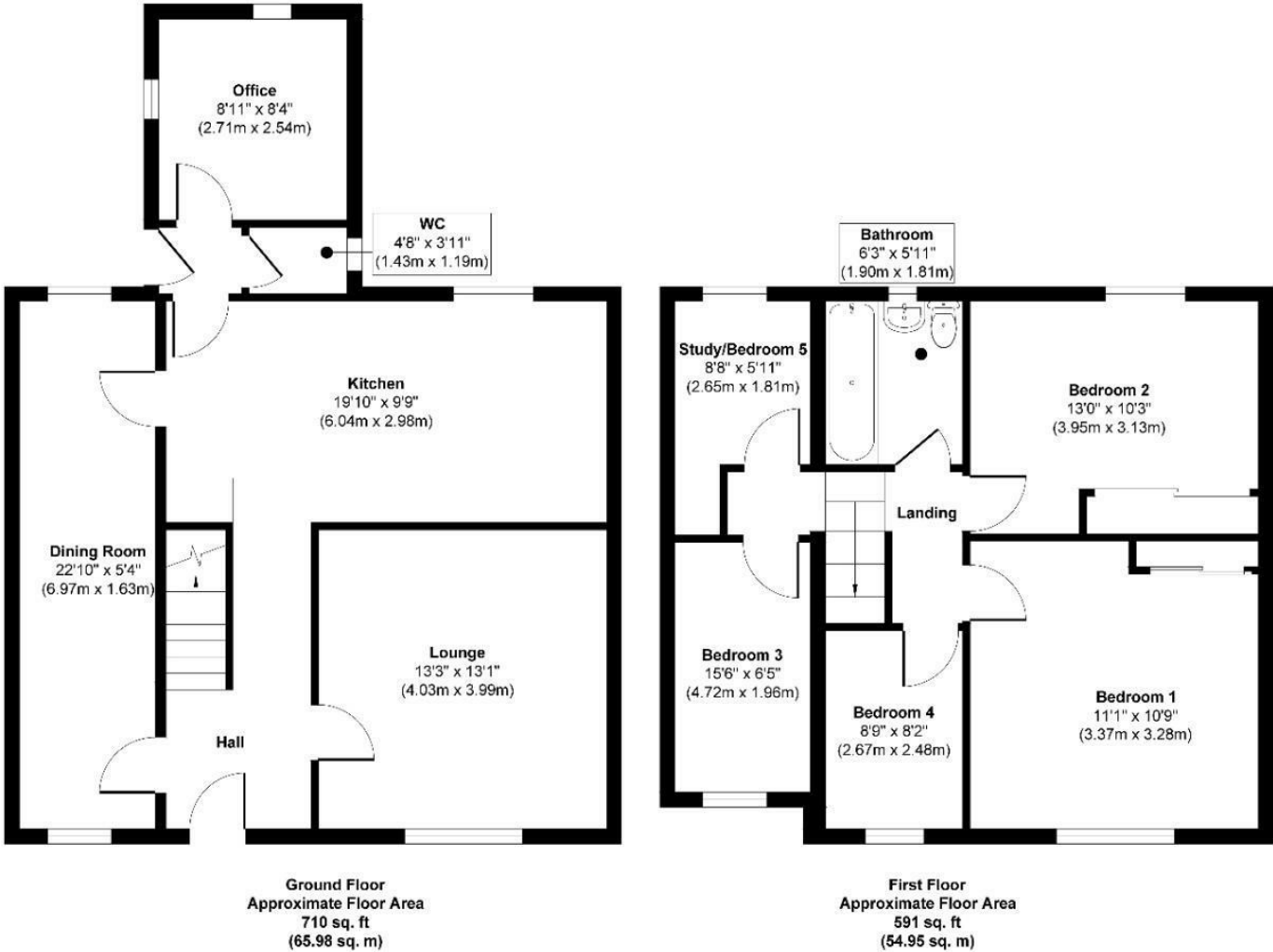
With an Energy Performance Certificate (EPC) rating of 67, this home is not only spacious but also energy efficient, making it a practical choice for modern living.

This property on Wingfield Road is a rare find, combining comfort, space, and a lovely outdoor area, making it an ideal choice for those looking to settle in Barnsley. Don't miss the chance to make this delightful house your new home.

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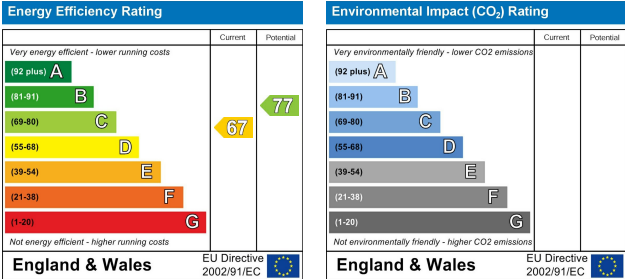
100 Wingfield



Approx. Gross Internal Floor Area 1301 sq. ft / 120.93 sq. m

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

Produced by Elements Property



**Lounge**  
13'1" x 13'2"

This well-proportioned lounge features oak-effect laminate flooring and striped wallpaper, providing a neutral foundation for a variety of interior styles. A large window allows for an abundance of natural light, enhancing the sense of space and creating a bright, inviting atmosphere. The room offers comfortable living space with excellent potential for personalisation.

**Kitchen**  
19'9" x 9'9"

The kitchen offers a practical layout with wood-effect cupboards providing generous storage. Black counter tops and a matching black back splash give the space a bold contrast, while tiled flooring ensures easy cleaning and durability. A gas hob with extractor fan is included for everyday cooking needs. While the kitchen could benefit from some modernization, it's a solid and functional space with plenty of potential.

**Downstairs w/c**  
4'8" x 3'10"

**Dining**  
22'10" x 5'4"

The dining room features laminate flooring and crisp white walls, offering a clean and neutral setting suitable for a range of décor styles. A window provides natural light, helping to brighten the space. Long in length and narrower in width, the room is well-suited for a dining table and chairs, making it an ideal space for everyday meals or entertaining.

**Office**  
8'3" x 8'10"

This generously sized office offers ample room for a comfortable and productive workspace. Finished with laminate flooring and a small window providing natural light, the room presents a practical environment for

working from home, studying, or managing household tasks. Its spacious layout allows for flexible furnishing options to suit individual needs.

**Bedroom one**  
10'9" x 11'0"

This double bedroom features laminate flooring and distinctive green patterned wallpaper, adding character and style to the space. With ample room for storage and furnishings, it offers a comfortable and versatile living area ready to be personalized.

**Bedroom two**  
12'11" x 10'3"

This spacious double bedroom benefits from a large window that fills the room with natural light. Finished with neutral beige walls and comfortable carpeting, the space offers a warm and restful atmosphere. Generously sized, it provides ample room for additional furniture or storage, making it a versatile and practical living space.

**Bedroom three**  
15'5" x 6'5"

A long yet narrow room, offering a functional layout suitable for a single bed or home office setup. It features white walls and carpeted flooring, with a window providing natural light. The space presents a clean, neutral canvas with potential for customization.

**Bedroom four**  
8'9" x 8'1"

This single bedroom features laminate flooring and peach-painted walls, creating a warm and inviting atmosphere. A window provides natural light, making the space feel bright and airy. Ideal as a child's room, guest room, or home office, it offers a practical and functional layout.

**Bedroom five**  
8'8" x 5'11"

This smaller room features grey walls, carpeted flooring, and a window that allows in natural light. Ideally suited for use as a storage room, home office, or compact bedroom, it offers a versatile space to meet a variety of needs.

**Bathroom**  
6'2" x 5'11"


The bathroom is compact yet functional, featuring a bath with an overhead shower for convenience. It benefits from tiled walls and laminate flooring, combining practicality with easy maintenance in a well-appointed space.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	67	
(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



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.







