

# HUNTERS<sup>®</sup>

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## Burton Road

Barnsley, S71 2QE

Asking Price £150,000



Council Tax:



# 400 Burton Road

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## LOUNGE

11'10" x 11'8" (3.62 x 3.57)

This beautifully appointed lounge offers a warm and inviting atmosphere, featuring a fully fitted carpet for comfort and a stylish fitted fireplace that serves as a charming focal point. The room is enhanced by elegant crown molding and a distinctive black dado rail that adds a touch of character to the decor. Measuring approximately 3.62m x 3.57m, the space is generously proportioned and benefits from a large window, allowing natural light to flood the room and create a bright, airy ambiance. Perfect for both relaxing and entertaining, this lounge blends classic detailing with spacious comfort.

## KITCHEN

12'11" x 12'11" (3.96 x 3.95 )

Spacious and stylish, this modern kitchen measures approximately 3.95m x 3.96m, offering ample room for cooking and dining. It features durable and attractive laminate tile flooring, complemented by crisp white cupboards and rich wood countertops that bring warmth and contrast to the space. A striking media wall houses the oven area, framed by a sleek black tiled backsplash for a contemporary finish. Overhead, a fitted hanging light fixture adds a modern touch while ensuring the space is well-lit for all culinary tasks. Designed for both functionality and aesthetics, this kitchen is a perfect blend of practicality and style.

## BASEMENT

12'8" x 13'4" (3.88 x 4.07)

Measuring approximately 3.88m x 4.07m, the basement offers a generous and versatile space suitable for a variety of uses—whether as a storage

area, home gym, workshop, or additional living space. With its solid dimensions and adaptable layout, it presents excellent potential to be tailored to your needs.

## BEDROOM ONE

12'2" x 12'3" (3.71 x 3.75)

A generously sized double bedroom, measuring approximately 3.71m x 3.75m, this space combines style and comfort. It features elegant wood flooring and a solid wooden door, adding a touch of warmth and character. Half wall panelling enhances the room's charm, while a large window allows for plenty of natural light. A wall-mounted radiator ensures warmth throughout the year, and the room offers ample space for storage, making it both practical and inviting.

## BEDROOM TWO

10'8" x 8'9" (3.27 x 2.67)

Ideal as a single bedroom, home office, or study, this room measures approximately 2.67m x 3.27m. It features wood flooring and a window that brings in natural light, creating a bright and functional space. The room is currently equipped with a fitted floating single bed with built-in storage below, maximizing floor space and utility. A large fitted desk offers a perfect workstation setup, making this a versatile and efficient room for work, rest, or study.

## BATHROOM

7'3" x 10'1" (2.22 x 3.09)

This sleek and modern bathroom offers a contemporary feel with its striking design. Finished with black tiled floors and walls, the space exudes sophistication and bold character. A feature wallpapered wall adds a unique decorative touch,

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softening the overall look with flair. The bathroom includes a bath with an overhead shower, providing both convenience and comfort. Designed with style and practicality in mind, it's a standout space in the home.

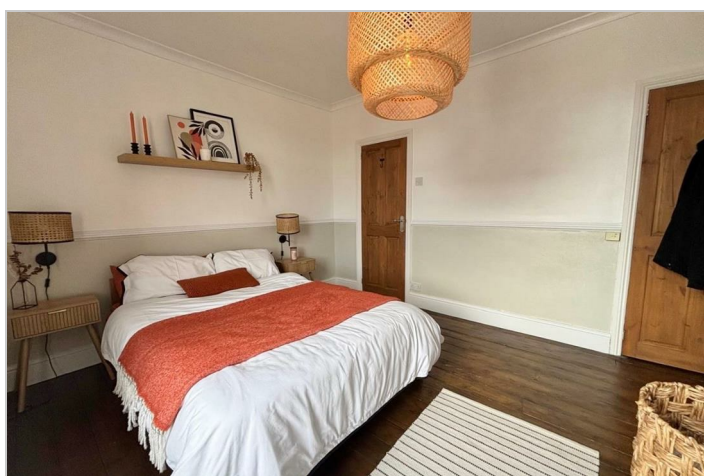
### ATTIC BEDROOM

15'4" x 11'9" (4.69 x 3.59 )

Spacious and full of character, this attic bedroom measures approximately 3.59m x 4.69m, offering a generous and airy retreat. The room features wooden flooring, exposed beam detailing, and stair rails, adding rustic charm and architectural interest. A Velux window brings in natural light and enhances the open feel of the space, making it ideal as a main bedroom, guest room, or creative studio.

### EXTERNAL

This fully fenced rear garden offers a private and peaceful outdoor space, surrounded by mature trees that provide natural shade and a sense of seclusion. A small patio area is perfect for outdoor dining or relaxing, while a versatile garden shed, currently used as a seating area, adds charm and functionality. Ideal for enjoying quiet moments or entertaining in a tranquil setting.



Road Map



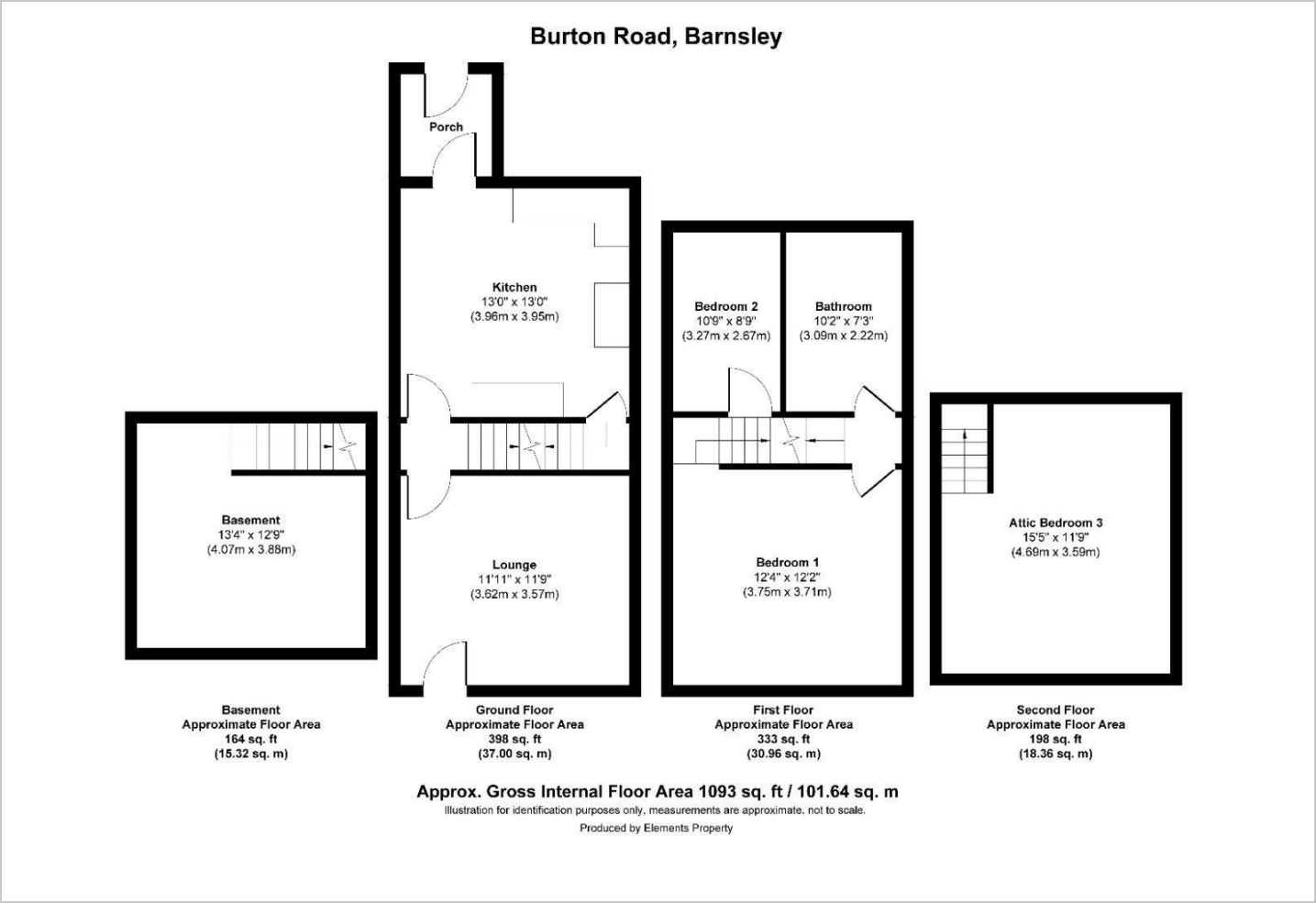
Hybrid Map



Terrain Map



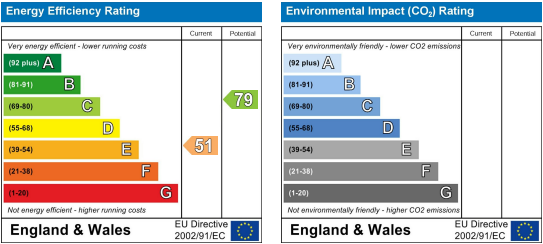
Floor Plan



Viewing

Please contact our Hunters Barnsley Office on 01226 447155 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **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.