

HUNTERS

HERE TO GET *you* THERE

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4 Oak Road, Shafton, Barnsley, S72 8QF

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Offers In Excess Of £105,000

On the charming Oak Road in Shafton, Barnsley, this delightful house offers a perfect blend of comfort and modern living. As you step inside, you are greeted by a welcoming kitchen and living room that creates an inviting atmosphere, ideal for both relaxation and entertaining. The open-plan design enhances the sense of space, allowing natural light to flow seamlessly throughout the area.

This well-kept property boasts two spacious bedrooms, providing ample room for rest and personalisation. Each bedroom is designed to offer a tranquil retreat, ensuring a peaceful night's sleep.

One of the standout features of this home is the private garden, a perfect sanctuary for outdoor enjoyment. Whether you wish to cultivate your green thumb, host summer barbecues, or simply unwind in the fresh air, this garden offers a wonderful escape from the hustle and bustle of daily life.

Overall, this house on Oak Road is a fantastic opportunity for those seeking a comfortable and stylish home in a friendly neighbourhood. With its thoughtful layout and well-maintained interiors, it is ready to welcome its new owners. Don't miss the chance to make this lovely property your own.

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Ground Floor



First Floor



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	

Lounge
13'5" x 12'0"

Kitchen/ Dining
9'2" x 9'7"

Bathroom
7'9" x 4'7"

Landing

Master bedroom
14'1" x 13'1"


Secondary bedroom
10'1" x 8'8"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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.

