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11 Elland Close, Barnsley, S71 1SR

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## £160,000

\* Guide price £160,000 - £170,000\*

In the charming area of Elland Close, Barnsley, this delightful four-bedroom end terrace house offers a perfect blend of modern living and scenic beauty. As you approach the property, you will be greeted by stunning views that enhance the appeal of this family home.

Upon entering, you will find a contemporary kitchen that is both stylish and functional, ideal for preparing meals and entertaining guests. The spacious dining room and lounge provide ample space for family gatherings and relaxation, creating a warm and inviting atmosphere. A standout feature of the home is the flexible additional reception room, offering versatile use as a home office, playroom, guest space, or family room to suit your lifestyle needs. Additionally, a convenient downstairs WC adds to the practicality of the layout.

Venturing upstairs, you will discover four well-proportioned bedrooms, each offering a comfortable retreat for family members or guests. The family bathroom is thoughtfully designed to cater to the needs of a busy household, ensuring convenience and comfort.

The property further benefits from generous off-road parking, providing both convenience and practicality for modern family living, together with the added advantage of a dedicated EV charging point. This excellent feature perfectly complements the home's energy-efficient credentials, offering a future-ready solution for electric vehicle owners and enhancing everyday ease of living.

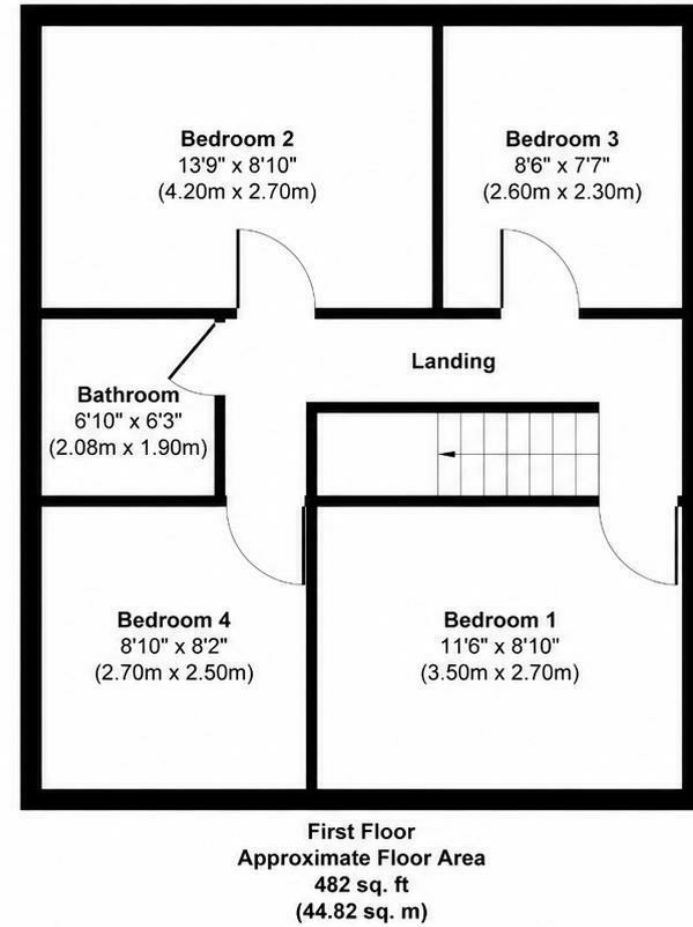
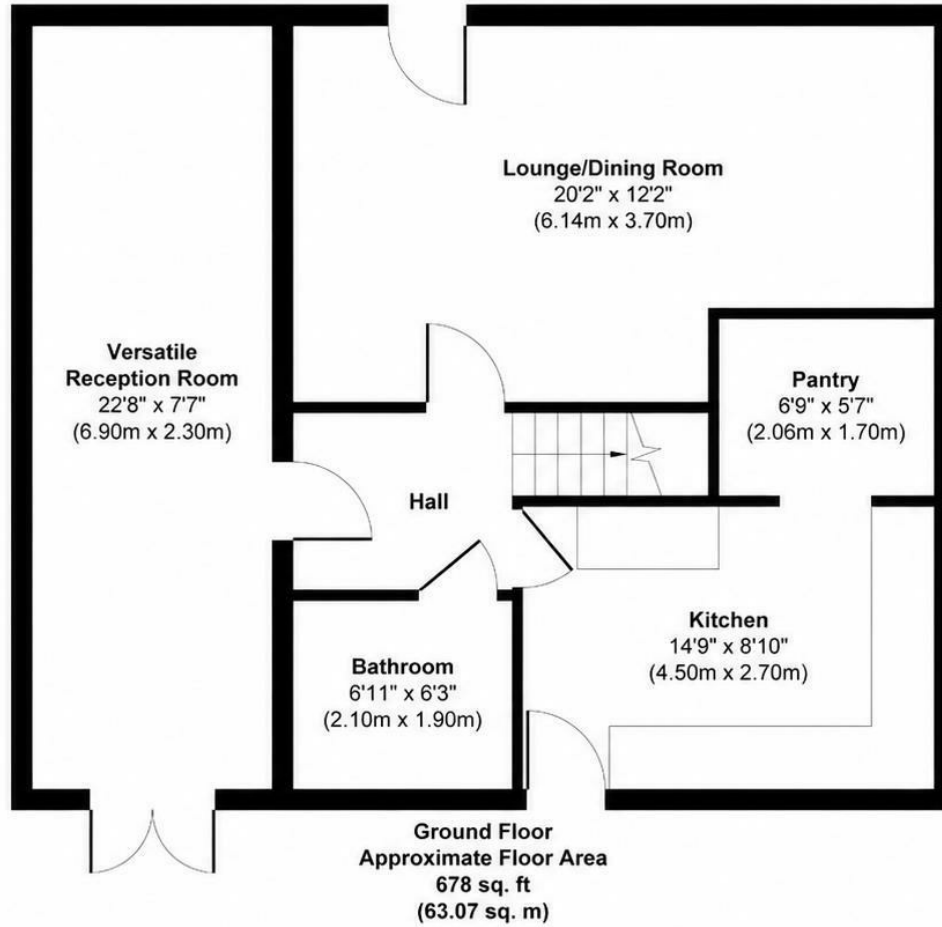
The property benefits from a 4.2kW solar panel system with 10.24kWh battery storage, providing improved energy efficiency and helping to reduce ongoing utility costs

In summary, this four-bedroom end terrace house in Elland Close is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern family home. Don't miss the chance to make this property your own.

\* Please note: the property was purchased with Limited Title Guarantee

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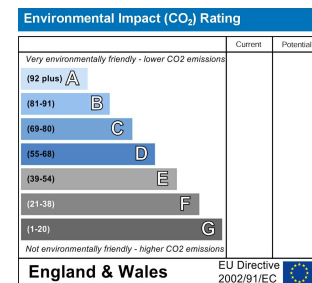
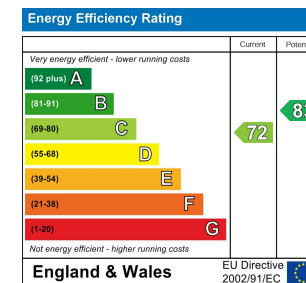
# Elland Crescent



**Approx. Gross Internal Floor Area 1160 sq. ft / 107.89 sq. m**

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

Produced by Elements Property



**Dining/living room**

20'1" x 12'1"

**Kitchen**

14'9" x 8'10"

**Pantry**

**Versatile Reception Room**

22'7" x 7'6"

**Downstairs bathroom**

6'10" x 6'2"

**Bedroom 1**

11'5" x 8'10"

**Bedroom 2**

13'9" x 8'10"

**Bedroom 3**

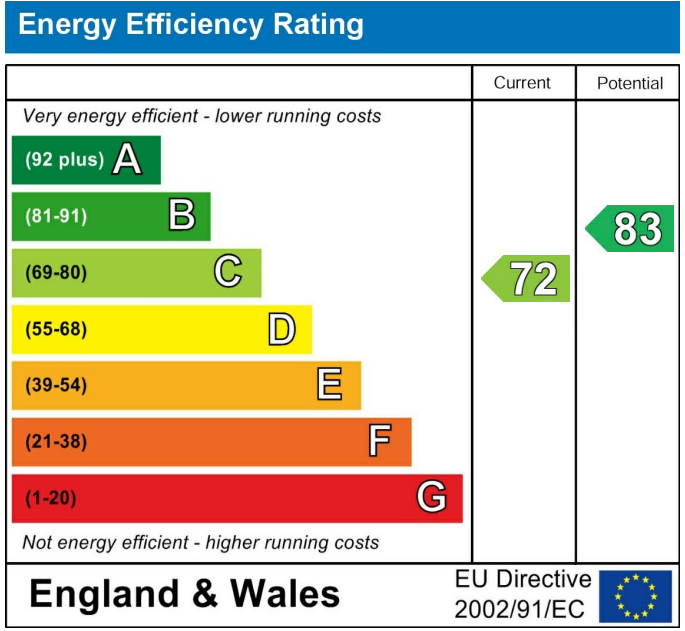
8'6" x 7'6"

**Bedroom 4**

11'5" x 8'10"

**Family Bathroom**

6'6" x 6'2"



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.



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