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63 Laithes Lane, Barnsley, S71 3AQ

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Guide Price £230,000

GUIDE PRICE £230,000 TO £240,000

Located on the charming Laithes Lane in Barnsley, this delightful character property offers a perfect blend of traditional features and modern living. With three generously sized bedrooms, this house is ideal for families or those seeking extra space. The property boasts a beautiful reception room, enhanced by stunning stained glass windows that add a touch of elegance and charm.

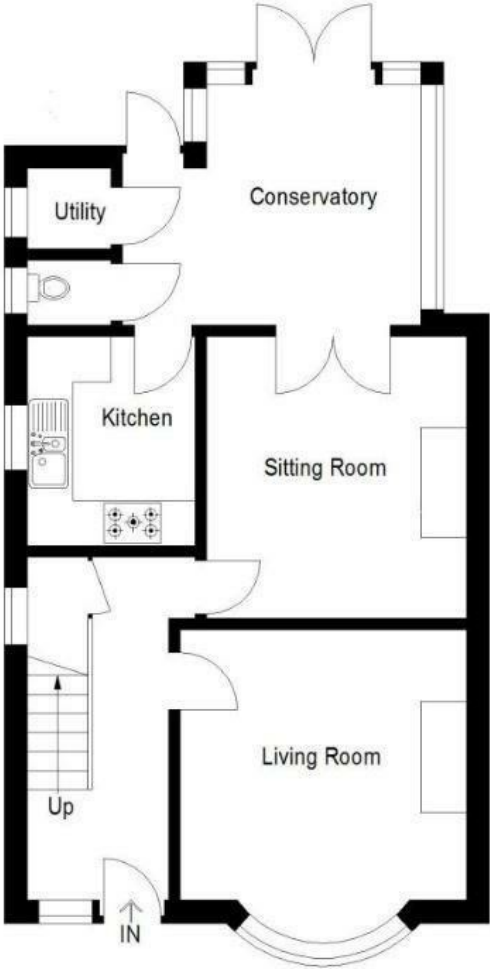
The modern kitchen/diner is designed for both functionality and style, providing an inviting space for family meals and entertaining guests. The layout flows seamlessly, making it easy to enjoy both everyday living and special occasions.

One of the standout features of this home is the expansive garden, perfect for outdoor activities, gardening, or simply relaxing in the fresh air. Additionally, the property offers off-street parking for up to six cars, along with a garage, ensuring convenience for residents and visitors alike.

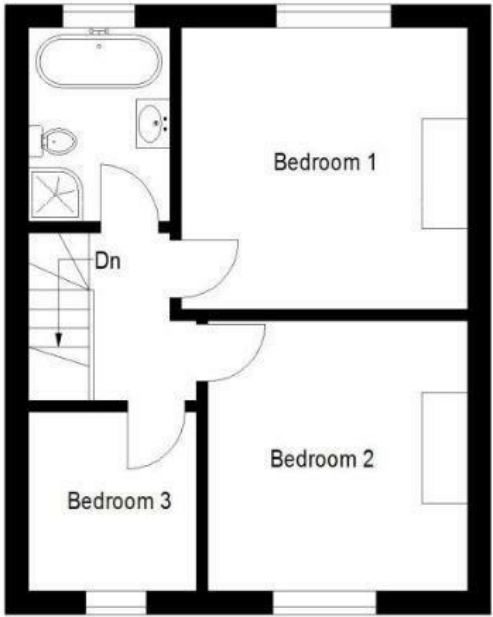
This house on Laithes Lane is not just a home; it is a sanctuary that combines character with modern comforts, making it a wonderful place to create lasting memories. Whether you are looking to settle down or invest in a property with great potential, this residence is certainly worth considering.

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Approximate Gross Internal Area
101.0 sq m / 1087 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID 385587 / Ref: 62970)

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 

Conservatory

15'10" x 10'4"

Kitchen

18'0" x 10'11"

Master Bedroom

11'7" x 12'4"

Bedroom 2

11'1" x 11'8"

Bedroom 3

7'0" x 8'8"

Bathroom

Lounge

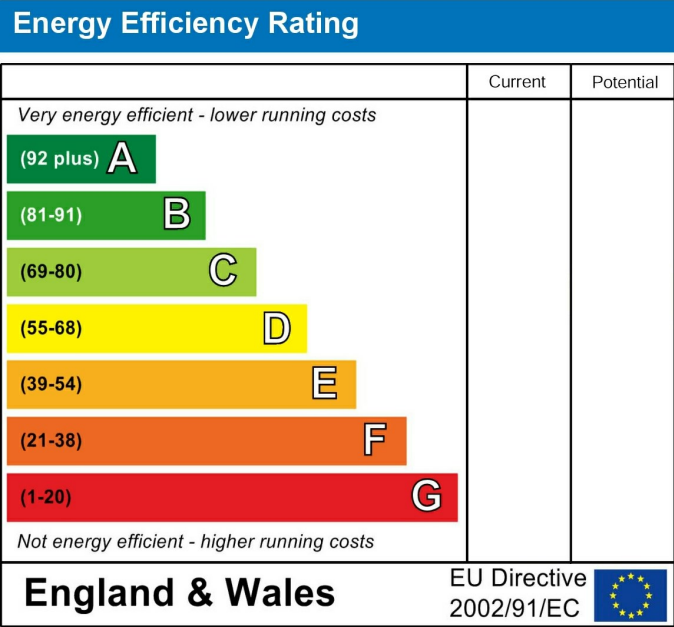
W/C and Utility

Disclaimer

Disclaimer - Please note information within our sales particulars has been provided by the vendors. Hunters Barnsley have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Not all items available in the pictures will be included in the sale and we therefore ask that you clarify this with the agents prior to

purchase.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.



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.







