

**HUNTERS**<sup>®</sup>

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9 Moorland Place, Silkstone Common, Barnsley, S75 4RG

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£450,000

- NO VENDOR CHAIN

Tucked away at the end of a peaceful cul-de-sac in the highly sought-after village of Silkstone Common, this charming four-bedroom detached home offers spacious family living in one of Barnsley's most desirable residential locations. Enjoying a wonderful sense of privacy and tranquillity, the property combines character, generous accommodation and superb potential, making it an ideal long-term family home.

The accommodation briefly comprises a welcoming entrance hall, spacious lounge, separate dining area, fitted kitchen and a bright conservatory overlooking the beautifully established rear garden. The home has four double bedrooms served by two bathrooms, providing flexible living for growing families.

Externally, the property benefits from off-street parking, a detached garage and an attractive private rear garden filled with mature trees, colourful flowers and established planting, creating a peaceful outdoor retreat.

Ideally positioned within walking distance of Silkstone Common railway station and Silkstone Common Junior and Infant School, the home is perfectly placed for commuters and families alike, whilst still enjoying the quiet charm of village life.

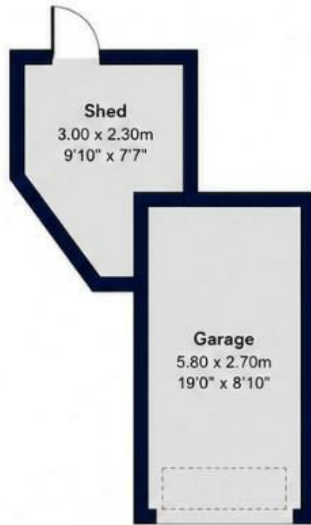
Offered to the market with no vendor chain, this is a rare opportunity to acquire a characterful detached home in an exceptionally well-regarded location.

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**Approximate Floor Area**  
 Ground Floor 95.1 sq.m (1,024 sq.ft)  
 First Floor 56.3 sq.m (606 sq.ft)  
 Outbuilding 21.9 sq.m (236 sq.ft)  


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**Total 173.3 sq.m (1,866 sq.ft)**



**Outbuilding**  
 Floor area 21.9 sq.m.  
 (236 sq.ft.) approx



**Ground Floor**  
 Floor area 95.1 sq.m.  
 (1,024 sq.ft.) approx




**First Floor**  
 Floor area 56.3 sq.m.  
 (606 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	79
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
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<b>England &amp; Wales</b>	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.









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