

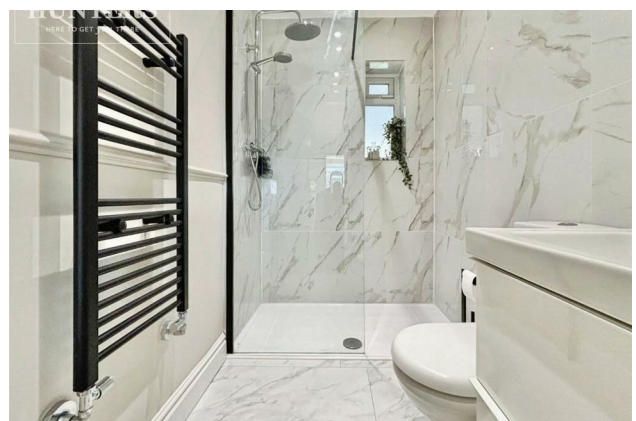
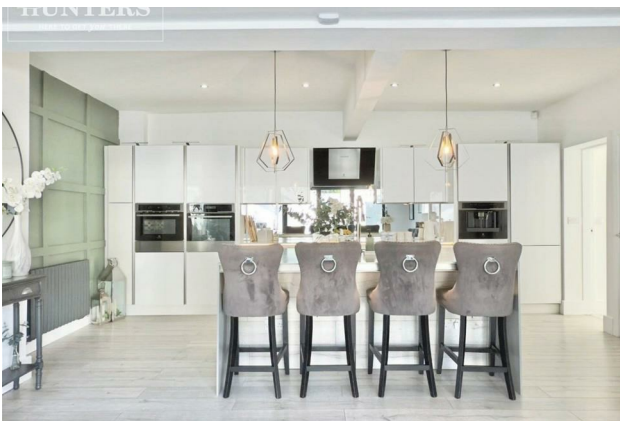
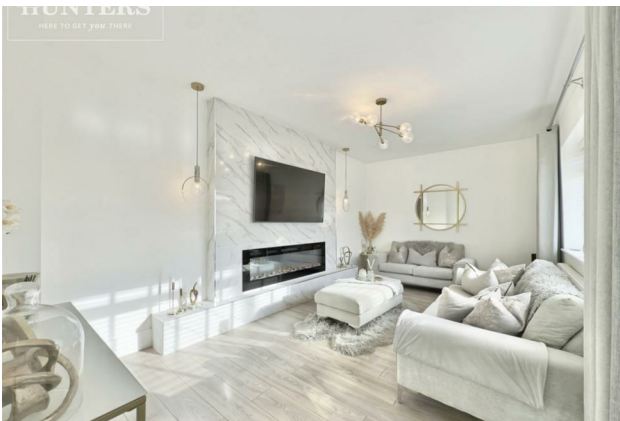
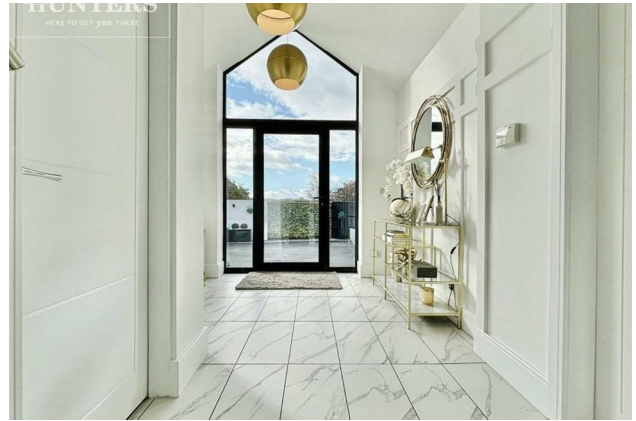
# HUNTERS®

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147 Rotherham Road, Barnsley, South Yorkshire, S71 2LL

Asking Price £489,000

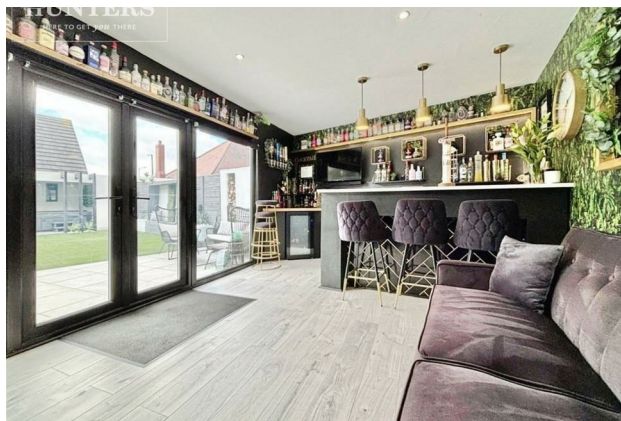
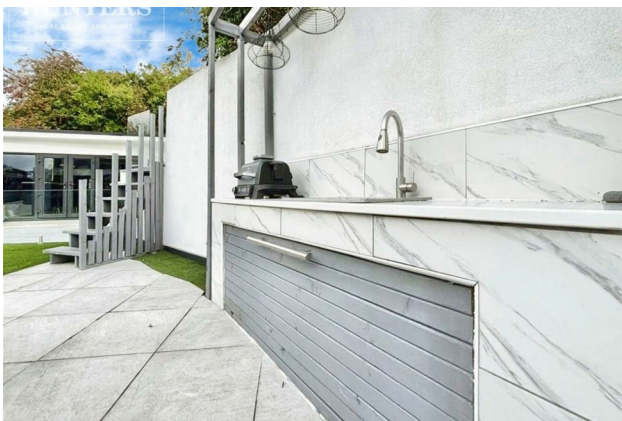
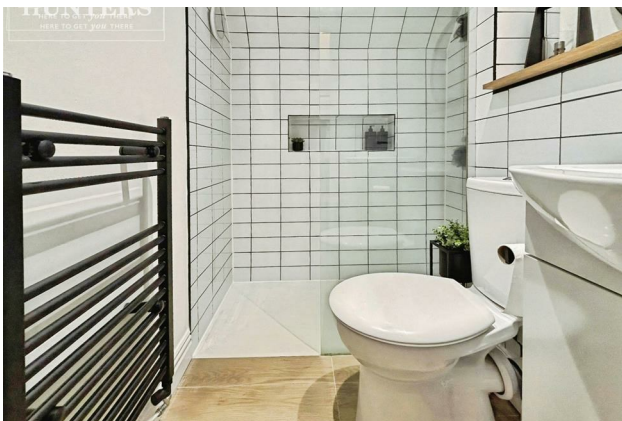
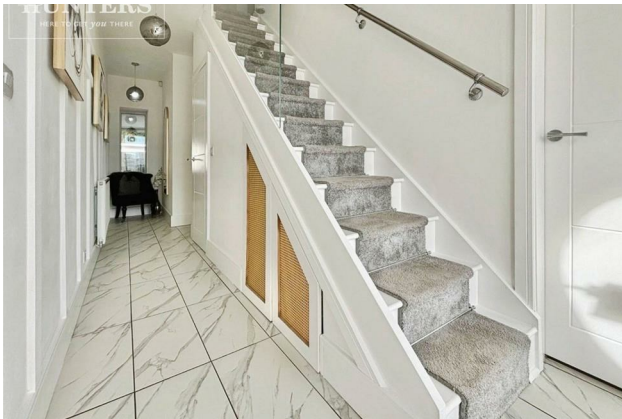
Property Images



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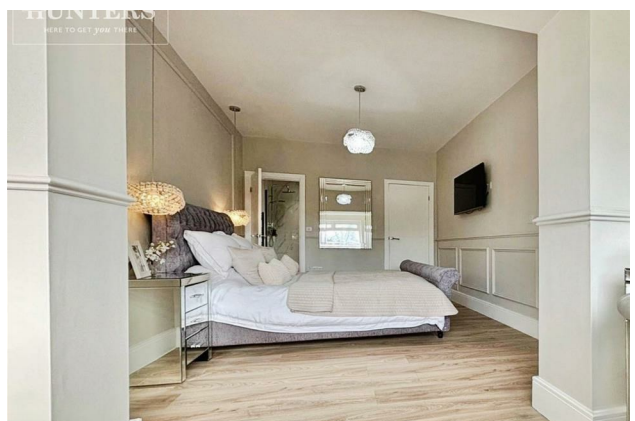
## Property Images



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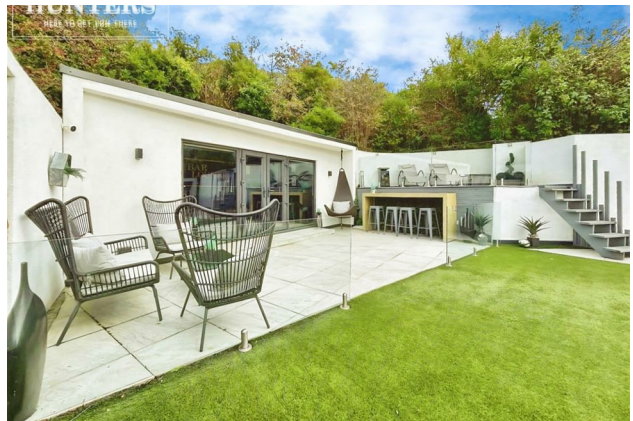
## Property Images



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## Property Images



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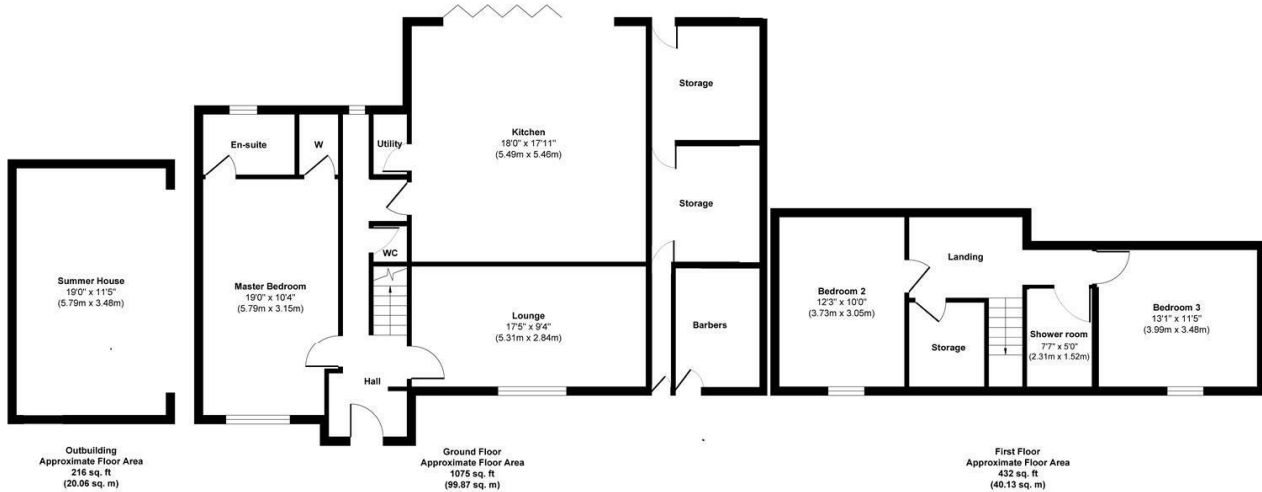
**Property Images**

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**Property Images**

147 Rotherham Road



Approx. Gross Internal Floor Area 1723 sq. ft / 160.06 sq. m (Including Outbuilding)

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

Produced by Elements Property

## EPC

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		

## Map



## Details

Type: House - Detached Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Exquisite Three-Bedroom Extended Home with Luxury Features on Rotherham Road, Barnsley

On Rotherham Road in the charming town of Barnsley, South Yorkshire, this exceptional extended home perfectly combines contemporary living with comfort and style. With three generously sized bedrooms and two beautifully appointed bathrooms, this property is ideal for families or anyone seeking a spacious and modern home.

At the heart of the property lies the stunning open-plan kitchen and dining area, thoughtfully designed for both everyday living and entertaining. The kitchen is fitted with a full range of integrated appliances, including a built-in coffee machine, induction hob, oven, microwave oven, hot plate, fridge freezer, and dishwasher, ensuring both functionality and sophistication. Sleek finishes and ample natural light make this space a true showpiece for culinary enthusiasts.

The property benefits from a modern specification throughout, complemented by underfloor heating for added comfort and luxury. Every detail has been carefully considered to create a stylish yet practical home environment.

Externally, this home truly excels in lifestyle appeal. The private rear garden offers an inviting space to relax or entertain, featuring a hot tub and an outdoor cinema area complete with a pull-down screen and projector—perfect for summer evenings with family and friends. An impressive outbuilding has been transformed into a fully equipped bar area, creating the ultimate setting for social gatherings, while the outdoor kitchen enhances the al fresco dining experience.

To the front, the property provides secure gated access and off-street parking for multiple vehicles. A separate room at the front of the property is currently utilised as a barbershop, offering excellent potential for a home business, studio, or additional income stream.

## Features

- Three Bedroom Detached Dorma Bungalow
- Ultra-modern specification throughout
- Open plan kitchen / dining with bi-fold doors
- Summer house and Salon
- Beautiful landscaped private garden
- Off street parking for numerous vehicles
- Gated entry