

HUNTERS[®]

HERE TO GET *you* THERE



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2 Skylark Close, Birdwell, Barnsley, S70 5XT

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Offers Over £290,000

Situated in the charming area of Skylark Close, Birdwell, Barnsley, this exquisite house offers a perfect blend of modern living and comfort. With high specifications throughout, this property is designed to impress.

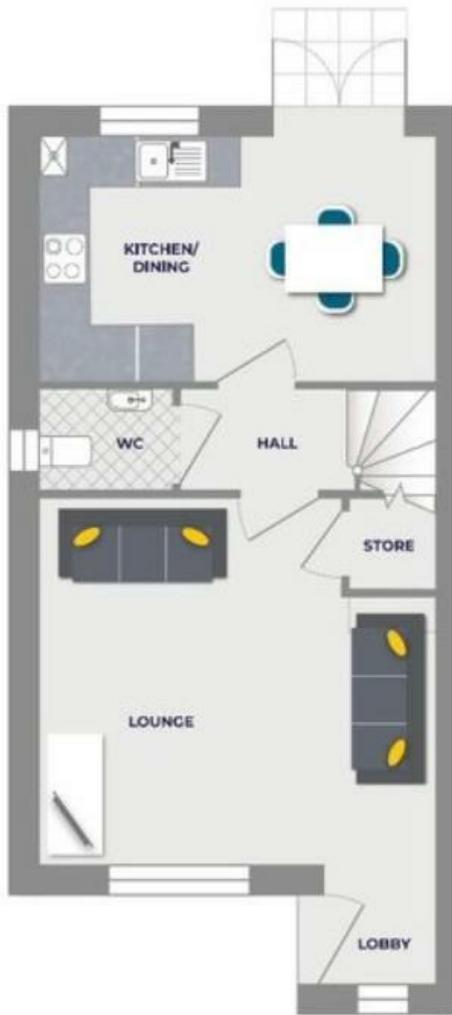
The residence boasts four spacious double bedrooms, two of which feature their own luxurious en suites, providing both privacy and convenience for family and guests alike. The heart of the home is undoubtedly the modern, open kitchen diner, which is equipped with high-end installations that cater to both culinary enthusiasts and casual cooks. This inviting space is perfect for entertaining or enjoying family meals.

In addition to the impressive bedrooms and kitchen, the property features a large reception room that offers ample space for relaxation and social gatherings. Natural light floods this area, creating a warm and welcoming atmosphere.

Step outside to discover a delightful rear garden, complete with decking, ideal for alfresco dining or simply enjoying the outdoors. The property also benefits from off-street parking, ensuring convenience for residents and visitors.

This house is not just a home; it is a lifestyle choice, offering modern amenities in a peaceful setting. With its thoughtful design and prime location, it is an opportunity not to be missed.

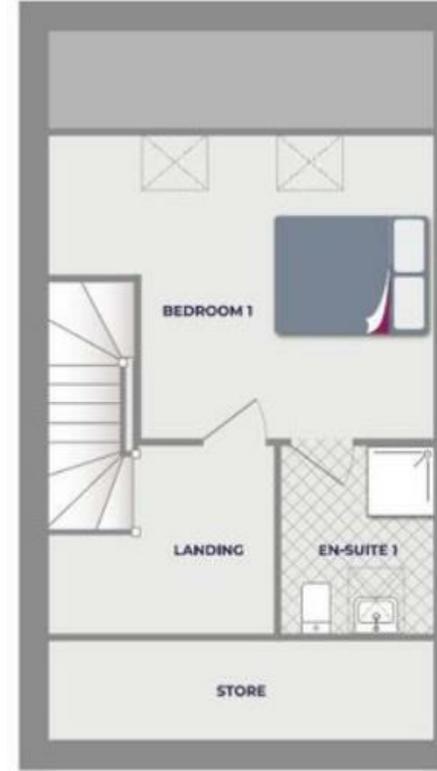
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barnsley@hunters.com | www.hunters.com



GROUND FLOOR



FIRST FLOOR



SECOND 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	

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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.









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