HUNTERS
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207 Sheffield Road, Barnsley, S70 4DE

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## £225,000

Situated on the ever-popular Sheffield Road in Barnsley, this stunning four-bedroom terrace has been newly refurbished throughout to an exceptional standard, offering stylish, ready-to-move-into accommodation perfect for modern family living.

As you step through the entrance hall, you are welcomed into a cosy living room, complete with a charming bay window and an electric fire, perfect for those chilly evenings.

The heart of the home is undoubtedly the modern, spacious kitchen, which boasts ample storage and integrated appliances, making it a delight for any cooking enthusiast. The stylish kitchen is centred around a practical island, providing additional workspace and a sociable area for cooking and entertaining. Adjacent to the kitchen, you will find a convenient utility room and a downstairs WC, adding to the practicality of this lovely home.

On the first floor, the property features two well-appointed bedrooms. The master bedroom is a luxurious retreat, complete with an en-suite bathroom, while the second double bedroom benefits from a dressing room, providing ample space for your belongings. A family bathroom on this level ensures that all needs are met.

Venturing to the top floor, you will discover two generous attic bedrooms, both offering plenty of space and versatility, ideal for family living or guest accommodation.

This property is in impeccable condition throughout, with gated parking and a spacious, low-maintenance garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. Located in a sought-after area, this home presents a fantastic opportunity for those looking to settle in a vibrant community. Do not miss your chance to make this exquisite property your own.

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# Sheffield Road

**Ground Floor**
**Approximate Floor Area**
**556 sq. ft**
**(51.72 sq. m)**

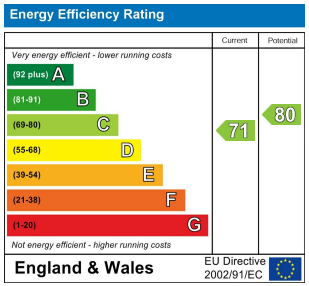
**First Floor**
**Approximate Floor Area**
**546 sq. ft**
**(50.74 sq. m)**

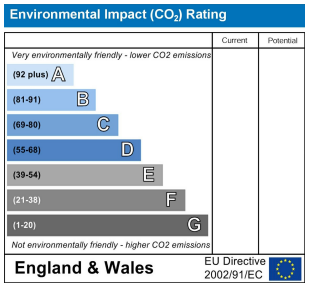
**Second Floor**
**Approximate Floor Area**
**318 sq. ft**
**(29.61 sq. m)**

## Approx. Gross Internal Floor Area 1420 sq. ft / 132.07 sq. m

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

Produced by Elements Property



**Entrance Hall**

**Lounge**
14'1" x 11'1"

**Kitchen**
14'5" x 12'9"

**Utility**
11'9" x 8'2"

**Downstairs WC**

**Bedroom 1**
13'9" x 10'5"

**En Suite**

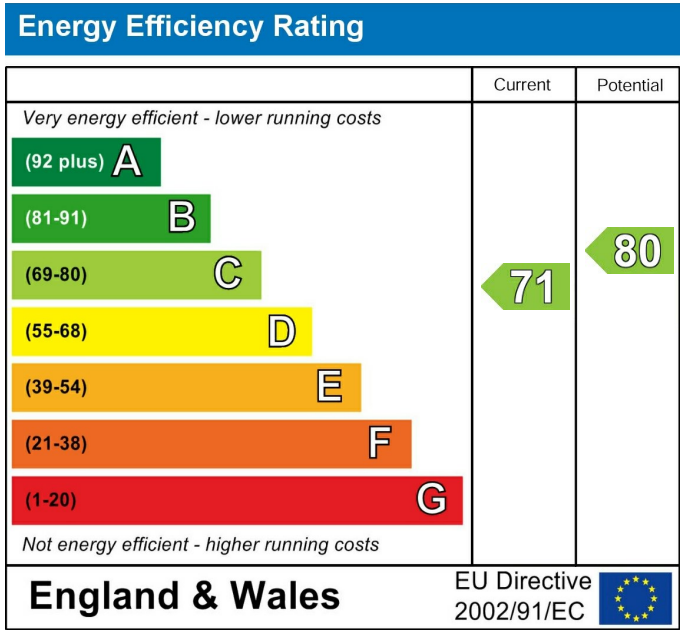
**Bedroom 2**
14'5" x 11'1"

**Bathroom**
10'2" x 3'11"

**Dressing Room**

**Bedroom 3**
14'5" x 8'10"

**Bedroom 4**
14'5" x 9'11"




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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