



## 86 LUNDHILL DRIVE BARNSELY, S73 0WH

**£210,000**  
**FREEHOLD**

Guide Price £210,000 to £220,000 - NO CHAIN

A simply stunning three-bedroom semi-detached home, beautifully decorated to an exceptional standard throughout and perfect for first-time buyers.

The property boasts a low-maintenance rear garden with artificial lawn and patio areas, ideal for relaxing and entertaining while enjoying the amazing rear views. Conveniently located close to local amenities and offering excellent access to the A1 and M1 motorway networks, this breathtaking home is offered with no onward chain.

The accommodation briefly comprises an entrance hall, downstairs cloakroom, spacious lounge overlooking the front aspect, and a modern dining kitchen fitted with a comprehensive range of wall and base units, built-in electric oven, induction hob, and extractor hood.

To the first floor are three well-proportioned bedrooms, including a superb master bedroom with mirrored sliding-door wardrobes and en-suite facilities, together with a contemporary family bathroom.

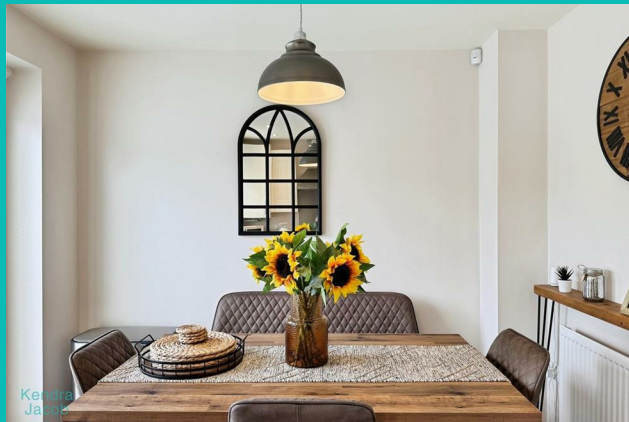
Finished to a high standard throughout, this outstanding property truly must be viewed to be fully appreciated. Burglar alarm. Driveway to the front offering off road parking.

**Kendra  
Jacob**

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# 86 LUNDHILL DRIVE

- Guide Price £210,000 - £220,000
- OFFERED FOR SALE WITH NO CHAIN
- Breathtaking Property
- Perfect For A First Time Buyer Or Family
- Downstairs Cloakroom
- Master Bedroom With En Suite Facilities
- Convenient For The M1/A1 Motorway Network
- Beautifully Decorated Throughout
- Burglar Alarm
- BOOK A VIEWING NOW - DO NOT MISS OUT



## Entrance Hall

With composite front door leading into the entrance hall. Having tiled floor, central heating radiator and stairs rising to the first floor accommodation.

## Downstairs Cloakroom

Fitted with a low flush WC, wash hand basin, window overlooking the front, tiled flooring and heated towel rail.

## Lounge

Superb lounge with window overlooking the front, useful storage cupboard and central heating radiator.

## Dining Kitchen

Fitted with a comprehensive range of wall and base units in Cream with complimentary work surfaces over. There is a built in electric oven, induction hob and extractor above. There is a one and a half bowl sink unit with mixer tap, window overlooking the rear and patio doors opening in the dining area onto the patio and having tiled flooring.

## First Floor Landing

Stairs rise to the first floor landing. Access to the loft space and useful storage cupboard.

## Bedroom One

The master bedroom has a range of mirror sliding door wardrobes, window overlooking the front, useful storage cupboard and central heating radiator.

## En Suite

Fitted with a shower cubicle, wash hand basin and low flush WC. Partly tiled walls, heated towel rail and tiled flooring.

## Bedroom Two

With window overlooking the rear and central heating radiator.

## Bedroom Three

With window overlooking the rear and central heating radiator.

## Family Bathroom

Fitted with a panelled bath, low flush WC, wash hand basin, heated towel rail, window to the side and tiled flooring.

## Outside

To the front of the property is a driveway providing off road parking for 2 vehicles. To the rear is a fully enclosed garden having two patio areas perfect for entertaining and low maintenance artificial lawn. The views to the rear of the property are truly stunning. There is access down the side of the house with gated access.

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## ADDITIONAL INFORMATION

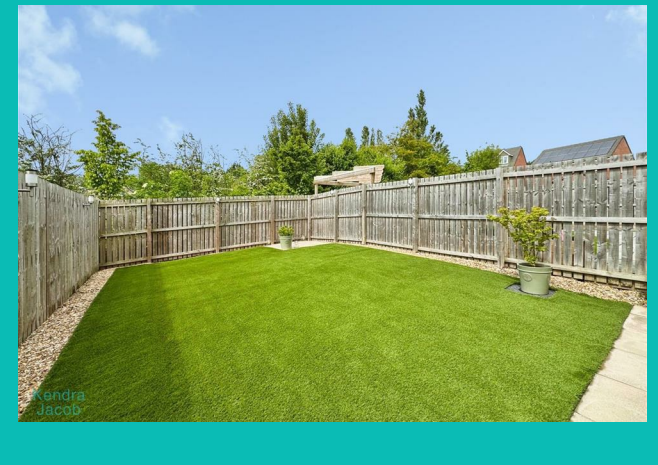
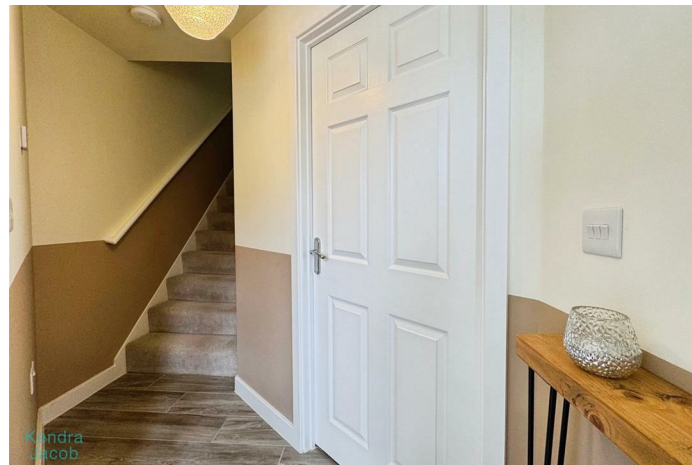
**Local Authority** – Barnsley Met Council

**Council Tax** – Band B

**Viewings** – By Appointment Only

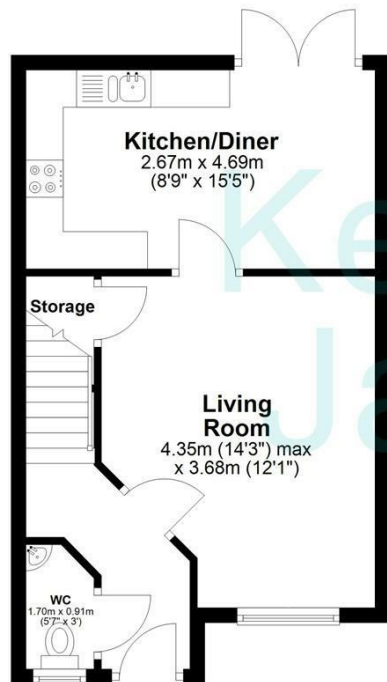
**Floor Area** – 731.30 sq ft

**Tenure** – Freehold



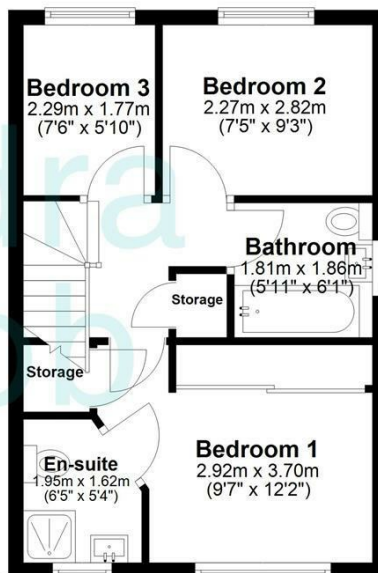
### Ground Floor

Approx. 34.1 sq. metres (366.7 sq. feet)  
(excluding WC)



### Ground Floor

Approx. 33.9 sq. metres (364.6 sq. feet)



Total area: approx. 67.9 sq. metres (731.3 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>84</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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